

Realistically Priced To Sell!

Immaculate One Bedroom
Residential Park Home

Gas Central Heating and UPVC
Double Glazing

Situated on Lynwood Residential
Park

Low Maintenance Gardens

Parking Space

Beautifully Presented Throughout

No Chain Delay



REALISTICALLY PRICED TO SELL!

Tempo are pleased to bring to the market this Immaculately presented One Bedroom Residential Park Home. The home is set on the quiet Lynwood Residential Park in Warton and within easy reach of local amenities and perfectly placed to enjoy everything the Fylde Coast has to offer. In brief, the property comprises: Hall, lounge, kitchen/diner, double bedroom and shower room/WC. Viewing is recommended to appreciate this residential park home on the popular over 55s park. No Pets allowed on the park. No Chain Delay.

**For an appointment to view call 01772 633399 or email
info@tempoestates.co.uk**





Council Tax Band = A

Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only. We are advised that the property is subject to site fees.

ACCOMMODATION

Hall

UPVC obscure double glazed door to the side opens to a small entrance hall. Built in storage cupboard, ceiling light and radiator. Doors to:

Bedroom 7' 8" x 12' 1" (2.34m x 3.68m)

UPVC double glazed window to the side. Open fitted wardrobes and storage, ceiling light and radiator.

Shower Room / WC

Opaque UPVC window to side of the property. White three piece suite comprising: low push button flush WC, pedestal washbasin with mixer tap and quadrant shower enclosure with electric shower controls riser rail and shower attachment. Fully ceramic tiled walls and vinyl flooring. Ceiling light and radiator.

Kitchen / Diner 12' 8" x 12' 1" (3.86m x 3.68m)

UPVC double glazed windows to both sides allowing plenty of natural light, Modern fitted kitchen with plentiful eye and base level units and complimentary laminated work surfaces. Inset 1.5 bowl sink and drainer with mixer tap, inset brushed steel gas hob and built in electric oven under. Plumbing for automatic washing machine, tiled splashbacks, vinyl flooring, ceiling light and radiator. Housing containing concealed condensing combi boiler.

Lounge 12' 4" x 12' 1" (3.76m x 3.68m)

UPVC double glazed windows to the front and side and additional exterior door. Carpeted lounge, TV point, ceiling light and radiator.

Exterior

Low maintenance gardens to all aspects. Easy to maintain paving and stone chippings. Space for parking to the front of the property.



Terms & Conditions

Misrepresentation Act 1967:- tempoestates.co.uk looks to ensure that all our sales particulars are accurate and reliable, we believe the above details to be correct but their accuracy cannot be guaranteed and they do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each statement in these particulars before entering into any formal contract to purchase or to rent this property.

Arrange A Viewing

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Financial Advice/Conveyancing

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Please call our team on 01772 633399 or email info@tempoestates.co.uk

Thank you for visiting the tempoestates.co.uk website.

Arrange A Property Valuation

If you are thinking of selling or letting your property tempoestates.co.uk will be more than happy to provide you with a free valuation without obligation, to arrange a valuation please call our team on 01772 633399 or email info@tempoestates.co.uk