

Well Maintained Two Bedroom
Residential Park Home

Located on the Very Popular
Lamaleach Park

10 Minutes Drive from Lytham and
Close to All Local Amenities

Fantastic Sized Plot

Two Double Bedroom and
Conservatory

Spacious Block Paved Gardens

Parking for Two Vehicles

Viewing Highly Recommended



Tempo Estates are delighted to bring to the market this well maintained two-bedroom residential park home located on the very popular Lamaleach Park in the village of Freckleton. Approximately 10 Minutes Drive from Lytham and Close to All Local Amenities and Transport Links. This Property Benefits from a fantastic sized plot and Conservatory! In brief, the Park Home comprises: Lounge, Kitchen with Open Plan Dining Area, Conservatory, Two Double Bedrooms and a Shower Room. Spacious block paved gardens and parking for two vehicles. Communal Facilities are Available to Park Residents. uPVC Double Glazed and Centrally Heated Throughout. Viewing is HIGHLY Recommended to FULLY Appreciate.

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





ACCOMMODATION

Lounge 12' 11" x 11' 9" (3.93m x 3.58m)

Light and airy lounge with large uPVC window to front elevation and additional uPVC window and door to the side providing ample natural light. Feature coal effect fire with marble effect back and hearth and timber surround. Ceiling light with feature rose, wood effect flooring, two wall lights and panel radiator.

Kitchen 12' 8" x 6' 2" (3.86m x 1.88m)

Fitted Kitchen housing eye and base level units with contrasting worktops. Built in oven with four ring hob and cooker hood above and 1.5 bowl stainless steel sink with drainer. Space for freestanding fridge freezer and under counter washing machine. uPVC window to side elevation, ceiling light and tiled flooring.

Dining Area 11' 10" x 9' 8" (3.60m x 2.94m) to max

Open plan to L-shaped dining area with additional base level units and contrasting worktops. Storage cupboard housing boiler, wood effect flooring, panel radiator, wo ceiling lights and uPVC window to side elevation.

Conservatory 12' 5" x 6' 3" (3.78m x 1.90m)

Fantastic conservatory off the dining area with uPVC windows to two elevations. Wood effect flooring, panel radiator, wall lights and uPVC door providing access to gardens.

Hallway

L shaped hallway with wood effect flooring, panel radiator, ceiling light, storage cloakroom and uPVC front door.

Bedroom One 10' 1" x 7' 8" (3.07m x 2.34m)

Double bedroom housing range of built in wardrobes and overhead storage, wood effect flooring, panel radiator, ceiling light and uPVC window to side elevation.

Bedroom Two 7' 10" x 7' 6" (2.39m x 2.28m)

Second double bedroom with built in wardrobes and drawers, panel radiator, ceiling light and uPVC window to side elevation.

Shower Room 6' 3" x 5' 2" (1.90m x 1.57m)

Fitted shower room housing three piece suite comprising: low flush WC, hand wash basin with pedestal and corner step in shower. Fully tiled walls, tiled flooring, panel radiator, inset spotlights and uPVC frosted window to the side aspect.

Exterior

Stone chipped area to the front with gates leading to block paved driveway. Additional space for parking to the front of the property. Spacious paved patio area to the rear with borders of stone chipping and plants and shrubs. Storage boxes providing ample outside storage. Paving continues to either side of the property creating an outside space ideal for outside entertaining and relaxing.

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.



Terms & Conditions

Misrepresentation Act 1967:- tempoparkhomes.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

If you are interested in viewing a property through tempoparkhomes.co.uk please call our team on 01772 633399 or email info@tempoparkhomes.co.uk

Financial Advice/Conveyancing

Tempoparkhomes.co.uk have links to a range of financial products and services including independent mortgage advice and conveyancing.

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

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

Arrange A Property Valuation

If you are thinking of selling or letting your property tempoparkhomes.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@tempoparkhomes.co.uk