

Residential Park Home in need of Renovation

Situated on the Popular Lamaleach Park in Freckleton

Double Glazing and Central Heating

Parking Space and Garden

Pets Allowed

On Site Residents Clubhouse



Residential Park Home in need of renovation, but provides a great opportunity. Located on the ever popular site of Lamaleach Park, approximately 10 Minutes Drive from Lytham and access to the Fylde Coast. The property briefly comprises: Porch, Lounge, Kitchen, Double Bedroom, Shower Room / WC Parking space and garden.

**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

Porch

UPVC obscure glazed door and wrap around windows.
Inner door to:

Entrance Hall

Built in cupboard housing condensing combi boiler.
Doors to:

Bedroom 8' 2" x 9' 11" (2.49m x 3.02m)

UPVC glazed windows to the rear and side, ceiling light and radiator.

Wet Room / WC

UPVC obscure window to the side. Fitted wet room with a three piece suite comprising: low flush WC, vanity hand wash basin with mixer tap and walk in open shower area with mixer shower, riser rail and shower attachment. Ceiling light, fully ceramic tiled walls, upturned resin flooring, extractor fan and radiator.

Kitchen 9' 10" x 9' 11" (2.99m x 3.02m)

UPVC windows to both sides. Fitted wall and base units with worktop, inset 1.5 bowl sink and drainer with mixer tap. Electric hob and built in oven, ceiling light and radiator.

Lounge 12' 8" x 9' 11" (3.86m x 3.02m)

UPVC windows to the side and front and French Doors. ceiling and wall lights and two radiators.

Exterior

Parking space and wrap around garden.



Terms & Conditions

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