

Two Bedroom Residential Park Home

Fantastic Large Plot!

Located on the Popular Over 50s  
Lamaleach Park

Freckleton Village Close to Local  
Amenities and Transport Links

Private Parking, Car Port and  
Garage

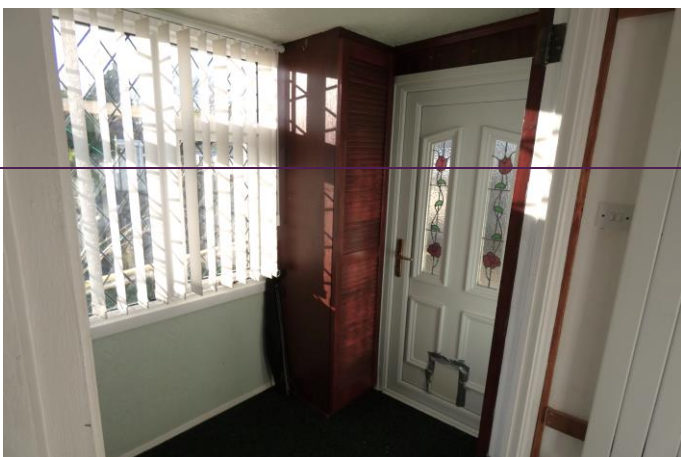
Large Mature Gardens to All  
Aspects

Viewing Essential to Appreciate  
this Unique Property!



Two bedroom residential park home situated on FANTASTIC LARGE PLOT making it one of the most desirable homes on site! Located on sought after 'Lamaleach Park' in the village of Freckleton close to local amenities, schools and transport links. Fabulous landscaped gardens to all aspects of the property also benefiting from a Garage and Car Port. The property briefly comprises; entrance porch, hallway, kitchen diner, lounge, porch, two bedrooms and bathroom. Park Homes with this much outside space do not come available very often - contact us now to book your viewings on this UNIQUE property!

**For an appointment to view call 01772 633399 or email  
[info@tempoparkhomes.co.uk](mailto:info@tempoparkhomes.co.uk)**





Situated on fantastic sized plot! Private parking to the front of the property with garage and car port. Large landscaped gardens to all aspects with laid to lawn areas, mature shrubs and trees and enclosed patio areas.

## ACCOMMODATION

### Entrance Porch

Entrance porch area with built in storage cupboard, ceiling light, uPVC door and uPVC window.

### Hallway

Hallway with modern vertical radiator, ceiling light and doors leading to kitchen, bathroom and bedrooms.

**Kitchen Diner** 12' 9" x 11' 9" (3.88m x 3.58m) to Max  
Open plan fitted kitchen with wood effect eye and base level units, contrasting worktops and tiled splash back. Plumbing space for washing machine and freestanding fridge freezer. Built in breakfast bar overlooking lounge, cupboard housing boiler and uPVC patio doors to rear. Fan ceiling light, uPVC window and panel radiator.

**Lounge** 11' 9" x 11' 5" (3.58m x 3.48m)  
Light and airy Lounge with fan ceiling light, panel radiator and uPVC window. Sliding patio doors lead out to patio decking area and further gardens.

### Porch

Spacious porch area creating useful storage space, panel radiator, ceiling light, two uPVC windows and uPVC door.

**Bedroom One** 11' 9" x 7' 9" (3.58m x 2.36m)  
Double main bedroom with two panel radiators, ceiling light, wall light and uPVC window.

**Bedroom Two** 7' 11" x 4' 11" (2.41m x 1.50m)  
Second bedroom housing built in wardrobe, panel radiator, ceiling light and uPVC window.

**Bathroom** 6' 4" x 5' 5" (1.93m x 1.65m)  
Modern three piece suite in white comprising: low flush WC, hand wash basin with pedestal and walk in shower cubical. Frosted decorative stain glass uPVC window, tile effect flooring tiled walls, panel radiator, extractor fan and ceiling light.

### Exterior

**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](mailto: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](mailto: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](mailto:info@tempoparkhomes.co.uk)