



LOVE HOMES
INDEPENDENT ESTATE AGENTS



£65,000 Secure Tenure

Sunnyside Residential Park is ideally situated in peaceful surroundings in Bilsborrow village next to the picturesque Lancaster Canal.

Bilsborrow Village benefits from a local shop & Post Office within five minutes walk and there are plenty of pubs and restaurants located near by.

- No Chain Residential Park Home
- One Double bedroom
- Modern Kitchen and Breakfast bar
- Lounge and Shower room
- Paved garden and 2 sheds
- Allocated Parking Space

Council Tax Band: A (Wyre Borough Council)
Tenure: Secure Tenure
Ground Rent: £123.2 per month
Parking options: Off Street, Residents
Garden details: Private Garden

Hall

Steps with handrail lead to the small entrance hall with central heating radiator and ceiling light.

Kitchen

The Kitchen is fitted with a range of modern fitted cupboards with contrasting worktops and inset sink and single drainer with mixer tap. There is a fitted cupboard housing the boiler, space for a fridge, oven, electric hob, glass splash back and a stainless steel extractor hood over. There is a breakfast bar, central heating radiator, panelled ceiling with ceiling light, wood effect laminate flooring and two upvc double glazed windows to two elevations with fitted blinds.

Lounge

This lovely, modern, bright and cosy Lounge has been altered by the current vendor to now include double patio doors with fitted blinds. There are two upvc double glazed windows to two elevations with fitted blinds, modern wood effect laminate flooring, central heating radiator, panelled ceiling with ceiling light, television point and telephone point.

Bedroom 1

The Bedroom is fitted with a sliding three door wardrobe and overbed storage cupboards. There is a central heating radiator, ceiling light and a upvc double glazed window.

Shower room

The modern Shower room is fitted with a three piece suite in white comprising of a corner shower cubicle, low level wc with push button flush and a vanity wash hand basin with mixer tap and set in a two door cabinet. There is cushion flooring, gloss black panelled ceiling with ceiling light, central heating radiator and a upvc double glazed obscured glass window with fitted blind.

Outside

This Park Home is positioned on a lovely sized low maintenance plot mainly paved with gravelled areas, mature shrubs and two sheds.



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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.