



LOVE HOMES  
INDEPENDENT ESTATE AGENTS



**£70,000** Secure Tenure

Carr Bridge Residential Park is an exclusive, secure, quiet and well maintained development for people 55 and over. The park is in a prime location for those who like days out with its ease of access to amenities such as Blackpool, Lytham St Anne's and Poulton-le-Fylde. One Dog Permitted.

- "Squirrels Nook"
- Fully Licensed Residential park Home
- One Bed was formerly Two Beds
- Field Side Location
- Parking space for 1 car
- Lounge, Kitchen & Shower Rm

Council Tax Band: A  
Tenure: Secure Tenure  
Ground Rent: £141.91 per month  
Garden details: Private Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

### **Lounge**

The Lounge is a lovely bright room with a upvc double glazed bay window, upvc double glazed window and a upvc double glazed obscured glass door. There are two central heating radiators, television point, two wall lights, ceiling light point and feature fireplace with wooden surround. Double glass doors lead in to the Kitchen.

### **Kitchen**

The Kitchen is fitted with a range of wall and base units with contrasting worktops and inset one and a half bowl sink and single drainer with mixer tap. There is a cupboard housing the "Worcester" boiler, plumbing for an automatic washing machine, space for a cooker, central heating radiator and doors through to the Inner Hallway and Bedroom. There is a upvc double glazed door and upvc double glazed window with lovely views over the fields to the rear.

### **Bedroom 1**

Formerly two bedrooms this room could easily be converted back to two rooms as there are two central heating radiators, two upvc double glazed windows. The Bedroom is fitted with a range of fitted wardrobes and vanity area.

### **Shower room**

The Shower room is fully tiled and fitted with a three piece in white comprising of a shower cubicle with "Mira" shower over, pedestal wash hand basin and a low level wc with push button flush. There is tiled flooring, extractor fan, ceiling light and a upvc double glazed obscured glass window.

### **Inner hallway**

The Inner Hallway has a ceiling light and space for a fridge/freezer.

### **Outside**

This Home is positioned on one of the best pitches on the site with a wrap around garden mainly gavelled with mature trees and shrubs. The rear overlooks open farmland and to the side there is woodland with an abundance of wildlife hence its name "Squirrels Nook". There is a outside lighting, an outside tap and garden shed.

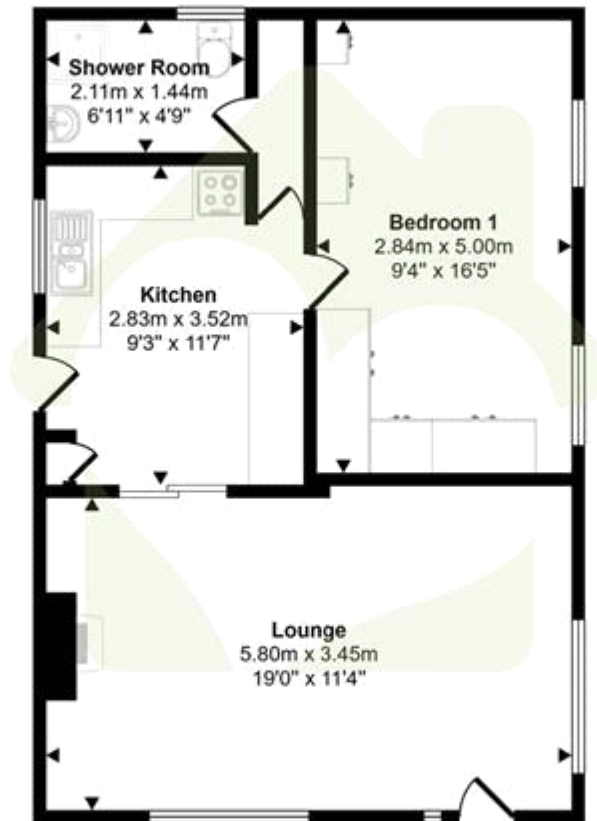




£70,000 Secure Tenure

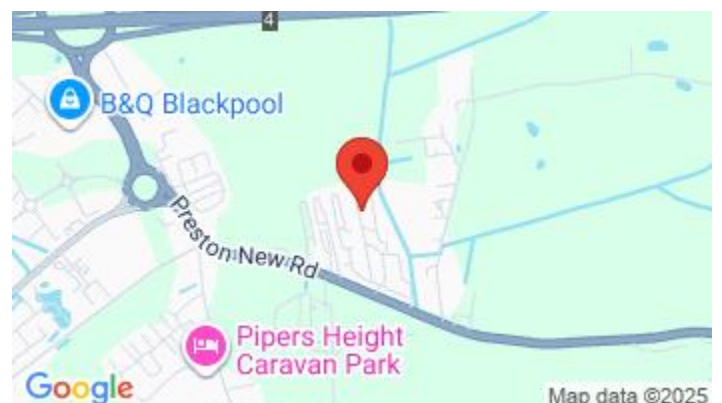


Approx Gross Internal Area  
50 sq m / 542 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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.