



LOVE HOMES
INDEPENDENT ESTATE AGENTS



OIRO £84,500 Secure Tenure

Newholme Park is a small peaceful family run Residential Park which has been designed for retired or semi-retired persons over the age of fifty and over.

Location of the park is ideal with local amenities and Blackpool a short distance away which is accessible via good transport Links.

- Tingdene Haden 36 x 12 2023
- Full Residential Park Home
- Beautiful Lounge / Diner
- One bedroom
- Modern kitchen
- Bathroom
- Pets Permitted

Looking to downsize and benefit from affordable living?

Look no further as we have for sale this beautiful 36 x 12 2023 Tingdene Haden which awaits its first owner. This Residential Park Home has been designed to maximise every inch of its size and features vaulted ceilings and full length windows which boasts light throughout.

In brief the home consists of Kitchen, lounge / diner, bedroom and bathroom.

Council Tax Band: A (Blackpool Council)

Tenure: Secure Tenure

Ground Rent: £177.32 per month

Parking options: Off Street

Additional Information

****Please note**** This property is located on a Residential Park which is registered with the local council and is a permanent home which requires payment of Council Tax.

A copy of the site license and park rules can be provided upon request.

Entrance Hallway

Entering the property through a PVC obscure glazed door, you're welcomed into a bright and inviting hallway. The space is adorned with plush carpet flooring and features neutral décor, creating a warm and modern atmosphere. This central hallway provides access to all the rooms within.

Kitchen

This beautifully presented modern fitted kitchen boasts a sleek and stylish design with a variety of wall and base units, each featuring elegant copper handles that add a touch of warmth. The contrasting worktops and splashbacks provide a contemporary feel, balancing functionality and aesthetics. Integrated appliances include a fridge-freezer, electric oven, and hob, with an extractor fan positioned above for efficient ventilation. There's also a designated space for a washer. A large window, fitted with a practical roller blind, allows natural light to fill the space, offering views to the rear aspect. The kitchen is completed with high-quality cushion flooring, adding both comfort and durability.

Living/Dining Room

Leading off from the kitchen is a cosy dining area, comfortably accommodating a dining table and two chairs. A large window to the front aspect fills the space with natural light and is dressed with a modern, tasteful Roman blind. Plush carpet flooring flows seamlessly from the dining area into the bright and airy lounge, creating a unified, inviting space. The lounge features vaulted ceilings and contemporary lighting, enhancing the open, spacious feel. Two striking floor-to-ceiling windows, fitted with elegant curtains, further illuminate the room. A radiator provides warmth, and there are ample power sockets for convenience. The focal point of the room is a modern electric fire with a sleek white surround, adding a stylish yet cosy touch.

Bathroom

The bathroom has been stylishly designed to stand out from the typical shower-only layouts, offering a full-sized bath with an overhead shower and a sleek fitted glass screen. The walls are finished with practical panel boarding, ensuring easy cleaning and a modern aesthetic. Also within the space is a pedestal sink complemented by a wall-mounted mirror and shaving socket, alongside a W.C. A towel rail radiator adds warmth and convenience, while the quality cushion flooring provides both comfort and durability, completing this thoughtfully designed, functional space.

Bedroom

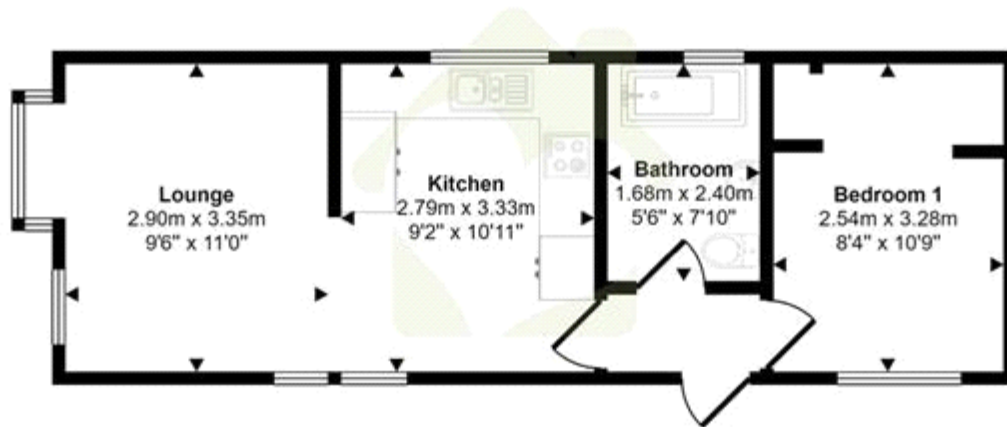
This fantastic space comfortably accommodates a double bed, flanked by bedside tables for convenience. A window to the front aspect, fitted with elegant curtains, allows plenty of natural light, with a radiator positioned beneath for warmth. Recessed walls lead to an excellent walk-in wardrobe, featuring ample shelving, wardrobes, and additional hanging space for organised storage. The plush carpet flooring enhances comfort throughout the room, and there are multiple sockets for added practicality, making this space both stylish and functional.

Parking

Parking is available at the side of the property.



Approx Gross Internal Area
36 sq m / 382 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.