



LOVE HOMES
INDEPENDENT ESTATE AGENTS



£90,000

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.

- Fully Residential Park Home
- Three Bedroom and Bathroom
- Modern kitchen
- Neat wrap around garden
- Parking and No Chain Delay

Parking options: On Street
Garden details: Rear Garden

Kitchen

The Kitchen is fitted with an attractive range of gloss cream wall and base units, offering a sleek and modern look, complemented by contrasting worktops for visual depth. A stainless steel sink with a single drainer is set beneath a swan neck mixer tap, combining style with practicality. Cooking facilities include a 4 burner gas hob, a built under electric oven, and a concealed extractor for a streamlined finish. Integrated appliances include a fridge and freezer, while the boiler is neatly enclosed within a housing unit. There is also plumbing in place for an automatic washing machine. The floor is laid with laminate in a wood effect finish, bringing warmth to the room while overhead a ceiling light provides illumination. Natural light enters via a upvc double glazed window and a matching upvc double glazed door, while overhead, a ceiling light provides illumination.

Lounge

The Lounge is a spacious and characterful room, featuring two upvc double glazed bay windows to the front each with a central heating radiator beneath and an additional upvc double glazed window to the side allowing for plenty of natural light. The ceiling is enhanced with exposed beams complemented by both wall and ceiling lighting. A fitted corner cabinet provides useful storage while a recessed arch with shelving adds charm and display space. The focal point of the room is a feature fireplace with a brick surround, gloss black hearth and matching mantle. Additional features include a television point and the space is open through to the Dining area, creating a natural flow between living and entertaining spaces.

Dining Room

The Dining area is light and welcoming featuring a upvc double glazed window with a central heating radiator positioned beneath, together with a upvc double glazed door providing access outside. The space is lit by both a ceiling light and a wall light, creating a versatile setting for everyday meals or entertaining. An open aspect leads directly through to the Lounge enhancing the sense of flow, while a separate door opens into the inner hallway for convenient access to the rest of the home.

Bedroom 1

Bedroom 1 is well designed with fitted storage including a two door sliding wardrobe with three overhead units above together with a matching three drawer unit and vanity mirror, complemented by additional overhead cupboards. A upvc double glazed window with a central heating radiator beneath provides natural light and warmth, while a ceiling light completes the room.

Bedroom 2

Bedroom 2 is well designed with fitted storage, including a two door sliding wardrobe with two overhead units above, together with a matching three drawer unit and vanity mirror, complemented by additional overhead cupboards. A upvc double glazed window with a central heating radiator beneath provides natural light and warmth, while a ceiling light completes the room.

Bedroom 3

Bedroom 3 features a upvc double glazed window with a central heating radiator set beneath, ensuring the room is both bright and comfortable. Two bedside units provide convenient storage and symmetry, while a ceiling light completes the space.

Bathroom

The Bathroom is fitted with a three piece suite in white comprising of a panelled bath with mixer tap and tiled surround, an overhead shower with curtain, a wc, and a wash hand basin with tiled splashback. A central heating radiator provides warmth, while a double glazed obscured glass window with a fitted roller blind allows natural light while maintaining privacy.

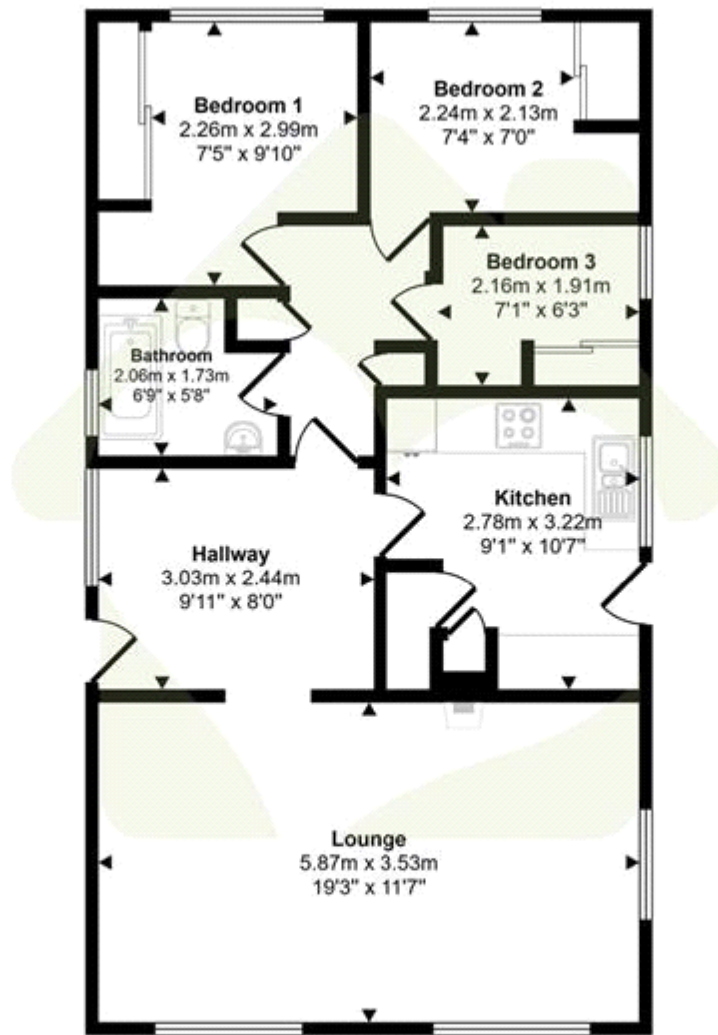
Outside

The property enjoys a wrap around garden, designed for ease of maintenance with a mainly paved layout complemented by gravelled borders and occasional shrubs adding greenery and interest. Stone steps with a handrail provide access directly into the kitchen, enhancing practicality.



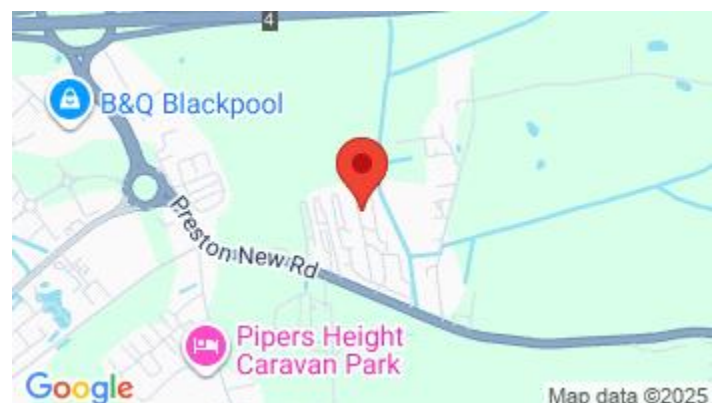
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Approx Gross Internal Area
65 sq m / 705 sq ft



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.