



**£95,000** 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.

- Fully Residential Park Home
- Two double bedrooms
- Good condition throughout
- Dining Lounge and Kitchen
- Parking and garden
- No Chain Delay

Council Tax Band: A  
Tenure: Secure Tenure  
Ground Rent: £176.62 per month

### **Kitchen**

Steps with a double handrail lead to a upvc double glazed door opening into the Kitchen. The Kitchen is fitted with a range of modern gloss wall and base units with contrasting worktops and inset sink and single drainer with mixer tap and tiled splashback. There is a built under oven, four ring electric hob and concealed extractor above. There is space for an under unit fridge and under unit freezer, housing for a microwave, plumbing for an automatic washing machine and unit housing the central heating boiler. There is a central heating radiator, ceiling light, coved ceiling, cushion flooring and a upvc double glazed window. A glass panelled door leads through to the Lounge with Dining area.

### **Lounge/diner**

The Lounge with Dining area is lovely and bright with three upvc double glazed box bay windows to two elevations with fitted blinds. There are two central heating radiators, plush carpet flooring, television point, two ceiling lights, coved ceiling and door through to the Inner Hallway.

### **Inner hallway**

A small Inner Hallway has a ceiling light and doors through to the two Bedrooms and Shower room.

### **Bedroom 1**

Bedroom 1 is a lovely bright room with upvc double glazed patio doors to the rear elevation and a upvc double glazed box bay window. There is a 4 door fitted wardrobe with an eight drawer fitted unit, vanity mirror and 2 overhead storage cupboards. There is a central heating radiator, two ceiling lights and coved ceiling.

### **Bedroom 2**

Bedroom 2 has ample space for a double bed. There is a central heating radiator, ceiling light, coved ceiling and a upvc double glazed window.

### **Shower room**

The Shower Room is fitted with a three piece suite in white comprising of a double walk in shower cubicle with a waterfall shower over and hand held shower piece, low level wc with push button flush, bidet and a vanity wash hand basin with mixer tap set within a 2 door cupboard and 4 door drawer unit. There is a central heating radiator, extractor fan, part tiled walls, cushion flooring and a upvc double glazed obscured glass window with roller blind.

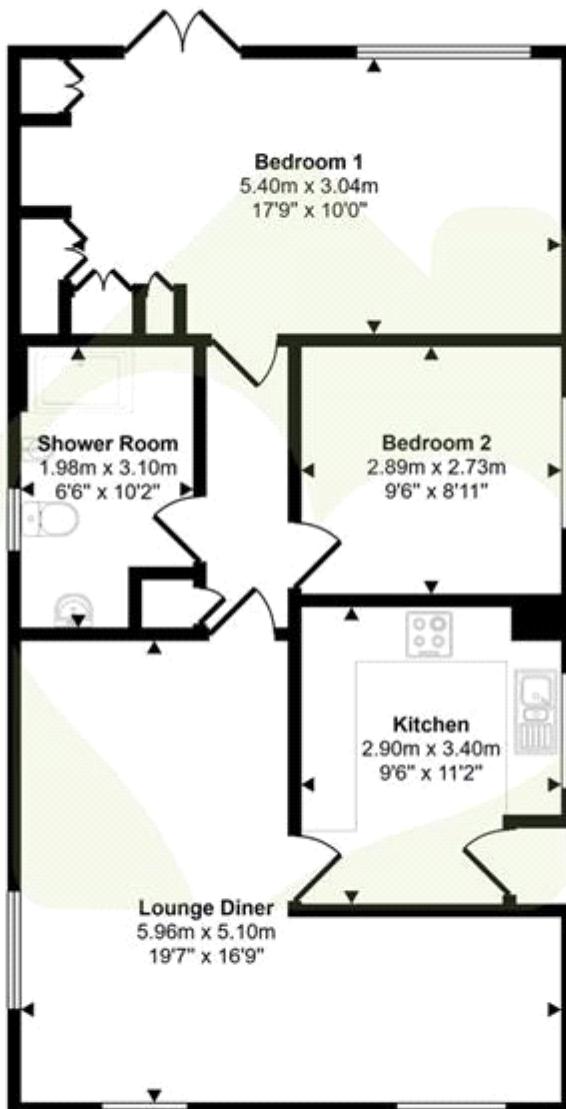
### **Outside**

Externally the home benefits from a garden shed. The wrap around garden is of low maintenance mainly gravelled with two flagged patio areas and occasional shrubs. There is parking to the front.



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Approx Gross Internal Area  
68 sq m / 737 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.