



LOVE HOMES  
INDEPENDENT ESTATE AGENTS



**OIRO £99,950** Secure Tenure

Carr Bridge Residential Park is an exclusive, secure, quiet and well maintained development for people 55 and over. One Dog Permitted.

The park is 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.

- No Chain - Residential park home
- 36 x20 Manufactured 2002
- Beautifully presented
- Large spacious lounge
- Fitted Kitchen
- Two double bedrooms
- Seperate dining area
- Shower room

Love Homes Estate Agents are pleased to offer for sale this beautifully furnished and well presented ready to move into residential park home.

This park home has had no expense spared and is immaculately presented throughout boasting neutral decor, plush carpets and quality furnishings early viewing is advised.

In brief the home is situated on a large corner plot with two double bedrooms, shower room, modern kitchen and lounge diner.

The external has off road parking for one car and the gardens are low maintenance with established hedging and woodlands to the rear.

The park will allow one cat to reside at the home.

Council Tax Band: A (Wyre Borough Council)

Tenure: Secure Tenure

Ground Rent: £147.3 per month

Parking options: Off Street

Garden details: Private Garden

### **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.

Pets permitted

### **Kitchen**

Access inside the property is via a modern upvc double glazed door into the kitchen.

There is a wide range of wall and base units which are presented as shaker style country cream and contrasting laminate work tops with splash back tiling.

Within the kitchen there is space for a fridge freezer, and washer and integrated appliances include, electric oven and hob.

Housing for the boiler is situated next to the back door and the boiler has been fully maintained.

There is a window which looks out onto the side aspect of the property, radiator and neutral quality lino flooring.

### **Dining Room**

Leading out from the kitchen is the dining area with ample space to accommodate a good sized table and chairs

There is a window to the side aspect and radiator located underneath.

An archway leads into:-

### **Living Room**

Absolutely stunning! This lounge provides space light warmth and comfort!

Beautiful neutral tones throughout compliment the room and show the space available within.

The focal part of the room is the fire hearth, surround and electric fire.

There are two large splay bay windows to the front of the property fitted with venetian blinds, a window to the side aspect and a double glazed upvc door leads out to the side garden.

There are also two double radiators located within.

### **Bedroom 1**

Beautifully presented the main bedroom provides comfort and space throughout.

This room benefits from fitted white triple wardrobes, dressing table and matching bedside cabinets.

There are two upvc double glazed windows one to the rear aspect with a radiator located underneath and one to the side aspect which is fitted with blinds.

### **Bedroom 2**

A good sized double bedroom with plenty of storage.

The second bedroom consists of double wardrobe, dressing table and bedside cabinets and a set of draws.

There is a window to the rear aspect of the property overlooking the garden and these are fitted with blinds and has a radiator located underneath.

### **Shower room**

A modern room with large walk in cubicle with power shower, W.C and wash basin.

The decor of this room is tiled from floor to ceiling, lino flooring, chrome heated towel rail and double glazed upvc obscure window to the side aspect.

### **Gardens**

A low maintenance garden with a combination of stone and paved areas which wrap around the whole property.

To one side of the home is established hedging and at the rear there is woodland providing privacy.

### **Parking**

Designated parking is given to the front of the property currently for one car.







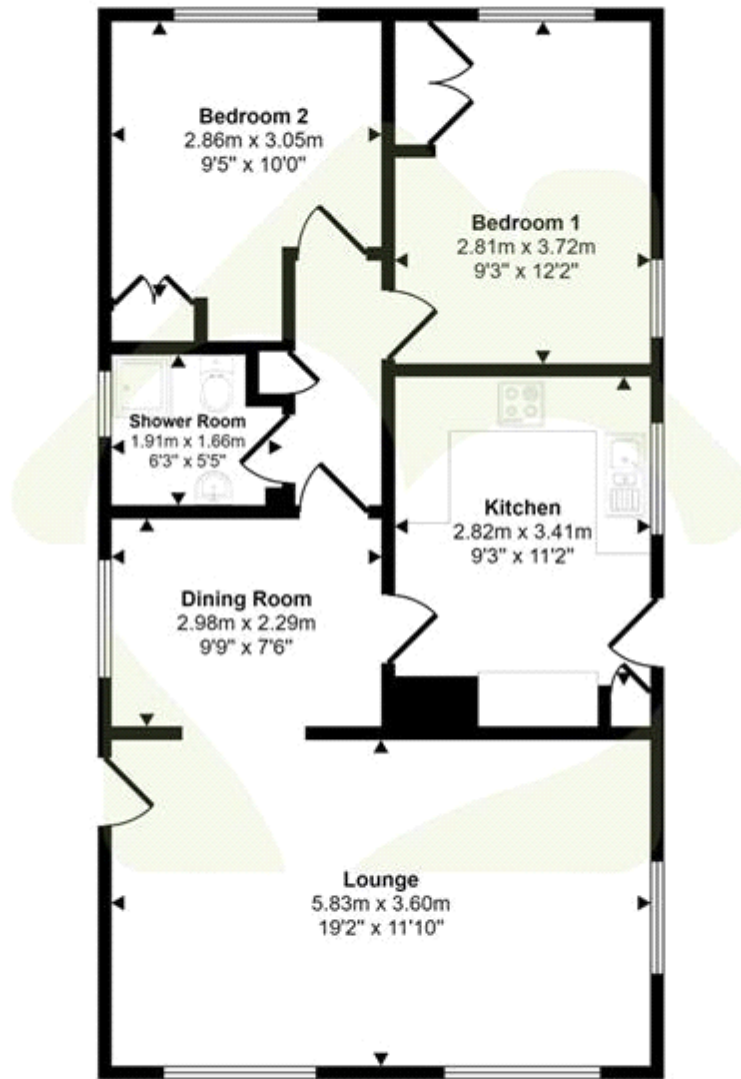


LOVE PARK  
HOMES

*Austin Way  
Carr Bridge Park*

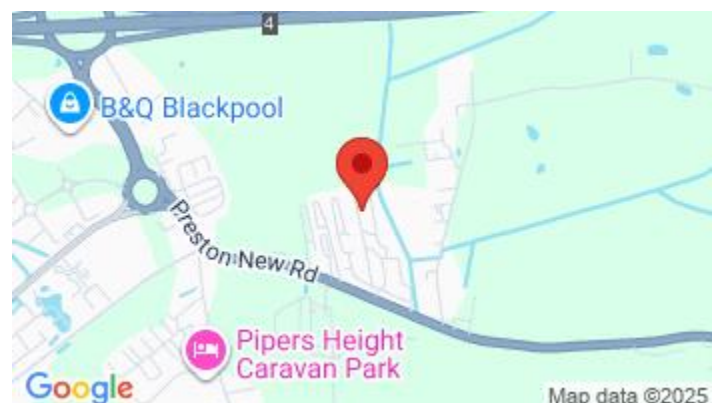


Approx Gross Internal Area  
67 sq m / 722 sq ft



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/fixings 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.