



LOVE HOMES
INDEPENDENT ESTATE AGENTS



OFFERS OVER £100,000

Secure Tenure

Discover Carr Bridge Residential Park, a secure and welcoming 55+ community. This 2-bed home with shower room and bathroom offers peace and comfort. One dog permitted. Close to Blackpool, Lytham, St Anne's & Poulton—ideal for days out and local amenities.

- No Chain Delay
- Fully Residential Park Home
- Bright Lounge with dining area
- Master with En-suite and Dressing Room
- Modern white kitchen
- Double bed 2 with fitted robes
- Lovely wrap around garden

Carr Bridge Park is more than just a place to live — it is a welcoming, carefully designed residential community for people aged 55 and over who are seeking both independence and companionship in later life. Perfectly situated, the park provides residents with effortless access to nearby towns including Blackpool, Lytham St Annes, and Poulton-le-Fylde, ensuring that shopping, leisure, and entertainment are never far away.

One of the park's greatest strengths is its commitment to safety and security. With professional management and maintenance teams always on hand, residents can feel confident that their needs and concerns are dealt with promptly, sensitively, and efficiently. The park has built its reputation on providing a high standard of care and service, making life here worry free and enjoyable.

Each property is thoughtfully plotted to ensure privacy and discretion, allowing homeowners to relax in their own space. At the same time, the layout encourages a friendly, neighbourly atmosphere, with opportunities to meet new people, form lasting friendships, and enjoy a supportive community. It is the ideal balance of seclusion and sociability.

Carr Bridge Park holds a particular appeal for those who wish to downsize or move closer to the coast and countryside while still remaining within easy reach of larger towns and cities. Its exclusive over-55s policy ensures a like-minded neighbourhood where residents share similar lifestyles and values, helping to create a harmonious and understanding environment.

Surrounded by natural beauty, the park offers stunning views and a tranquil setting, while still providing access to modern facilities and excellent transport connections. Whether you want to spend your days exploring, socialising with neighbours, or simply enjoying the peace of your private lodge, Carr Bridge Park is perfectly placed to support the lifestyle you choose.

With a long-standing reputation for quality, carefully maintained grounds, and spectacular homes, Carr Bridge Park is a rare opportunity to enjoy a unique neighbourhood experience. Inspired by the best of modern suburban living yet offering an exclusivity and security difficult to find elsewhere, it truly is a place where residents can feel at home, at ease, and at peace.

Council Tax Band: A
Tenure: Secure Tenure

Hall

The hall features a upvc double glazed entrance door with ornate obscured glass, central heating radiator, ceiling light, and coved ceiling. There is a useful storage cupboard, with doors leading through to the lounge, kitchen, bathroom, master bedroom, and bedroom two.

Lounge/diner

The living room is a spacious and bright reception area, enhanced by three upvc double glazed diamond design windows. A feature fireplace with inset electric fire provides a focal point, while candle effect lighting with decorative ceiling roses and a coved ceiling add character. The room benefits from central heating radiators and a television point, with an archway and feature pillars leading through to the dining area.

Kitchen

The kitchen is fitted with a range of modern high gloss white wall and base units, complemented by contrasting butcher's block effect worktops. An inset sink with single drainer and swan neck polished chrome mixer tap is set beneath a diamond design double glazed window with fitted roller blind. The walls are finished with a tiled splashback.

Integrated appliances include a built in electric oven, four burner gas hob, and a concealed extractor fan above. There is space for a fridge freezer, along with plumbing for both a dishwasher and an automatic washing machine.

Additional features include a central heating radiator, wood effect cushion flooring, a cupboard housing the boiler, and a further storage cupboard. The ceiling is coved, and doors lead through to the dining area and hall.

Bedroom 1

The master bedroom is a well presented room featuring a separate dressing room and en suite shower room. A upvc double glazed diamond style window with fitted blind provides natural light, while a built in drawer and vanity unit with window seat add character and functionality. Additional features include a coved ceiling and central heating radiator, with doors leading through to the dressing room and en-suite shower room.

Dressing Room

The dressing room is a well organised space, thoughtfully fitted with hanging rails and shelving for ample storage of clothing and accessories. There is plenty of room to move comfortably, with options for additional freestanding storage if required. There is coved ceiling, ceiling light and central heating radiator.

En-suite

The en- suite is fitted with a modern three piece suite in white, comprising a tiled shower cubicle with folding door and overhead shower, a low level wc with push button flush and a corner sink with mixer tap set within a storage cupboard. The walls are part tiled, complemented by a polished chrome heated towel rail and a wall mounted mirrored cabinet. Additional features include a coved ceiling, ceiling light, extractor fan, wood effect cushion flooring, and a upvc double glazed diamond style effect obscured glass window with fitted roller blind.

Bedroom 2

Bedroom two is a well proportioned room featuring fitted wardrobes along two walls, providing extensive hanging and storage space. Additional features include a central heating radiator, coved ceiling, ceiling light, and a upvc double glazed diamond style window with fitted roller blind.

Bathroom

The bathroom is fitted with a modern three piece suite in white, comprising a panelled bath with grab handles, a low level wc with push button flush, and a vanity wash hand basin with mixer tap set within a cupboard unit. A large mirror with pelmet and downlighting enhances the space. The walls are fully tiled, complemented by a polished chrome heated towel rail. Additional features include a coved ceiling, ceiling light, extractor fan, and a upvc double glazed obscured glass diamond effect window with

fitted roller blind.

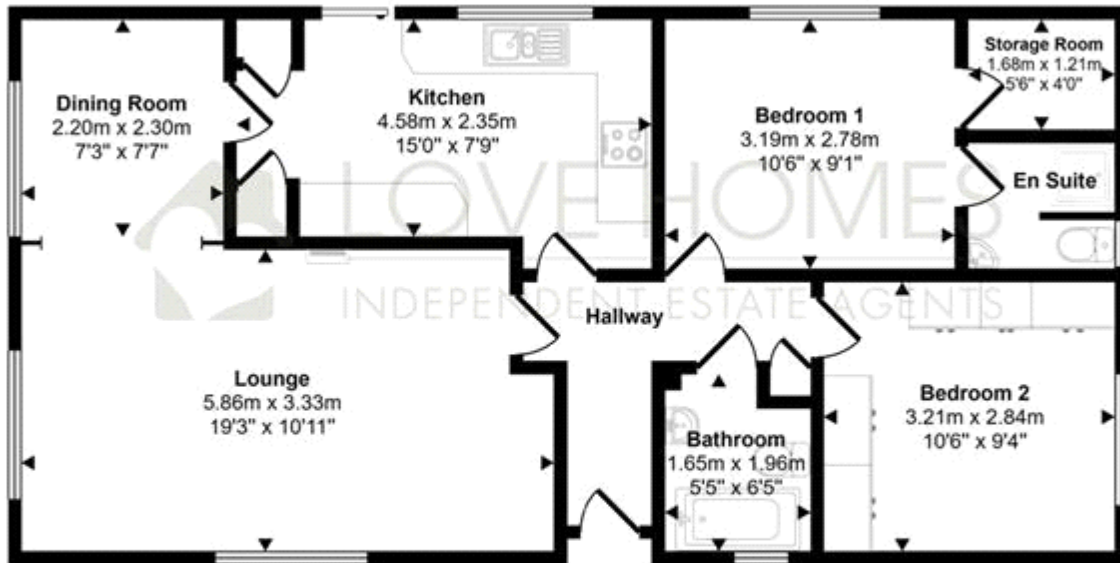
Garden

Sited on a generous plot, the wraparound garden is low maintenance, featuring neatly laid paving and ornate gravel. Steps with handrails rise to both sides, leading to areas bordered by mature Leylandii hedging at the rear, providing privacy. Additional features include a drying area, garden shed, trellising, and a storage unit. A wall light and handrails are located by the kitchen door, and there is parking to the front of the property. The outside also benefits from a tap and electric point.



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Approx Gross Internal Area
70 sq m / 756 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.