



LOVE HOMES
INDEPENDENT ESTATE AGENTS



£124,950 Secure Tenure

Love Homes are delighted to offer For Sale this beautifully presented 2 Bedroom Park Home with a Dressing Room and En Suite to the Master Bedroom. The home is presented to a high standard and is encompassed with decorative permeable patios and walkways with the added advantage of 2 parking spaces.

- Omar Oulton Excel 36' x 20'
- Very nice condition throughout
- Two double bedrooms
- Bathroom & En Suite Shower Rm
- Two parking spaces to front
- **No Chain** Reduced for Quick Sale

Council Tax Band: A (Fylde Borough Council)
Tenure: Secure Tenure
Ground Rent: £173.97 per month (reviewed every 1 years)
Parking options: On Street
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Directions

As you enter Carr Bridge Residential Park take the first turning to your left. Pass the grassed area and parking bays on your right. Go past another parking area to your left and and you will see the home on your left hand side clearly identified by our distinctive Love Homes For Sale Board.

Hall

The Hallway is accessed by a uPVC double glazed obscured glass door to the side elevation with matwell. There are panelled doors off to the Lounge/Dining Area, Fitted Kitchen, Bathroom, Cloakroom Cupboard and Bedrooms One and Two. There is a central heating radiator, smoke alarm, ceiling light point, coved ceiling and dado rail.

Kitchen

w: 2.43m x l: 3.75m (w: 8' x l: 12' 4")

The Kitchen is fitted with a range of wall and base units with under unit lighting and a stainless steel inset one and a half bowl sink and single drainer with tiled splashback. There is a built in electric oven, 4 burner gas hob, stainless steel splashback and a part glass and park stainless steel extractor chimney. There is plumbing for a washing machine and spaces for a fridge/freezer and dryer. The Kitchen has a larder unit and unit housing the Worcester boiler. There is a uPVC double glazed obscured glass door to the side elevation and a uPVC double glazed window to the side elevation. There is a central heating radiator, coved ceiling and ceiling light point. One panelled door leads into the Hall and one panelled door leads through to the Dining Area.

Lounge

w: 3.39m x l: 4.32m (w: 11' 1" x l: 14' 2")

The Lounge has uPVC double glazed windows to the front and side elevations. There is a black central heating radiator, television point, ceiling light point, coved ceiling and dado rail.

Dining Room

w: 2.1m x l: 2.49m (w: 6' 11" x l: 8' 2")

The Dining Area flows through from the Lounge and panelled door leads through to the Kitchen. There is a uPVC double glazed window to the front elevation, black central heating radiator, ceiling light point, coved ceiling and dado rail.

Bedroom 1

w: 2.82m x l: 3.06m (w: 9' 3" x l: 10')

Bedroom 1 has 2 fitted three drawer units with built in seat and under storage. There is a uPVC double glazed window to the side elevation, central heating radiator, coved ceiling, ceiling light point and panelled doors through to the Dressing Room and En-suite.

Dressing Room

w: 1.7m x l: 1.7m (w: 5' 7" x l: 5' 7")

The Dressing Room is fitted with 2 hanging rails with shelving above. There is a central heating radiator, coved ceiling and ceiling light point.

En-suite

w: 1.55m x l: 1.7m (w: 5' 1" x l: 5' 7")

The En-suite Shower Room comprises of a tiled shower cubicle with shower over, corner wash hand basin with tiled splashback, low level WC, uPVC double glazed obscured glass window to the rear elevation and a ceiling light point.

Bedroom 2

w: 2.87m x l: 3.06m (w: 9' 5" x l: 10')

Bedroom 2 is fitted with a three door fitted wardrobe, uPVC double glazed window to the side elevation, central heating radiator, coved ceiling and ceiling light point.

Bathroom

w: 1.71m x l: 1.75m (w: 5' 7" x l: 5' 9")

The Bathroom has a 3 piece suite comprising of a panelled bath with mixer tap and tiled splashback, low level WC with push button flush and a vanity wash hand basin with mixer tap, mirrored cabinet, cushioned flooring, extractor fan and ceiling light point. There is a uPVC double glazed window to the side elevation.

Outside

To the rear of the home there is a shed with power and light. Outside there are steps and wrought iron railings to both entrance doors. Outside features a stone flagged paving patio circle, decorative permeable patio area with evenly matched walkways and decorative gravelled areas. There is an outside tap, solar and lantern lighting and a mature leylandii privacy hedge to the rear. There are 2 parking spaces to the front of the home.







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.