



LOVE HOMES
INDEPENDENT ESTATE AGENTS



FIXED PRICE £130,000 Secure Tenure

Burlingham Park is a Fully Licensed Residential family run Park situated in close proximity to the idyllic Historical town of Garstang and all its amenities.

For those who require access to good transport links, medical services and amenities most are within walking distance and easily accessible.

- Homeseeker Infinity 36 x 20
- Residential park home 50 & over
- 2 Beds, En Suite & Bathroom
- Spacious living/dining room
- No Chain - Priced to sell

Council Tax Band: A
Tenure: Secure Tenure
Ground Rent: £171 per month

Hall

The Hallway is accessed by a upvc double glazed obscured glass door. There is a central heating radiator, smoke alarm, ceiling light point and coved ceiling.

Lounge/diner

The lovely light and bright L shaped Lounge has upvc double glazed windows to the front and side elevations. There is a feature electric fire in a modern surround, two central heating radiators, television point, part plush carpeting and part cushion flooring, ceiling light points and coved ceiling.

Kitchen

The Kitchen is accessed from the Lounge/diner and is fitted with a range of modern wall and base units with contrasting worktops and inset stainless steel sink and single drainer with mixer tap. There is a built in electric oven, 4 burner gas hob and a part glass and part stainless steel extractor chimney. There is plumbing for a washing machine and a built in fridge/freezer. The Kitchen has a larder unit and unit housing the boiler. There is a upvc double glazed obscured glass door and a upvc double glazed window. There is a central heating radiator, coved ceiling and recessed ceiling downlights

Bedroom 1

The Master suite offers a blend of luxury and comfort. The room is beautifully decorated in neutral tones and plush carpet flooring enhancing the cozy feel. The room has a central heating radiator, ample sockets and a television point. There is a built in two door mirrored wardrobe with matching bedside drawer units, central heating radiator and a upvc double glazed window. A panelled door opens into the En-suite shower room.

En-suite

The En-suite is fitted with a three piece suite in white comprising of a double walk in shower cubicle with overhead shower, low level wc with push button flush and a vanity wash hand basin with mirrored wall unit above. There is a polished chrome heated towel rail, electric shaver point, cushion flooring and a upvc double glazed obscured glass window.

Bedroom 2

Bedroom 2 is fitted with a two door mirrored wardrobe and matching bedside drawer units. There is a central heating radiator, plush carpet, ceiling light point and a upvc double glazed window.

Bathroom

The Bathroom is fitted with a three piece suite in white comprising of a panelled bath with side screen and shower over, low level wc with push button flush and a vanity wash hand basin. There is a polished chrome heated towel rail, extractor fan, cushion flooring, recessed ceiling downlights and a upvc double glazed obscured glass window.

Outside

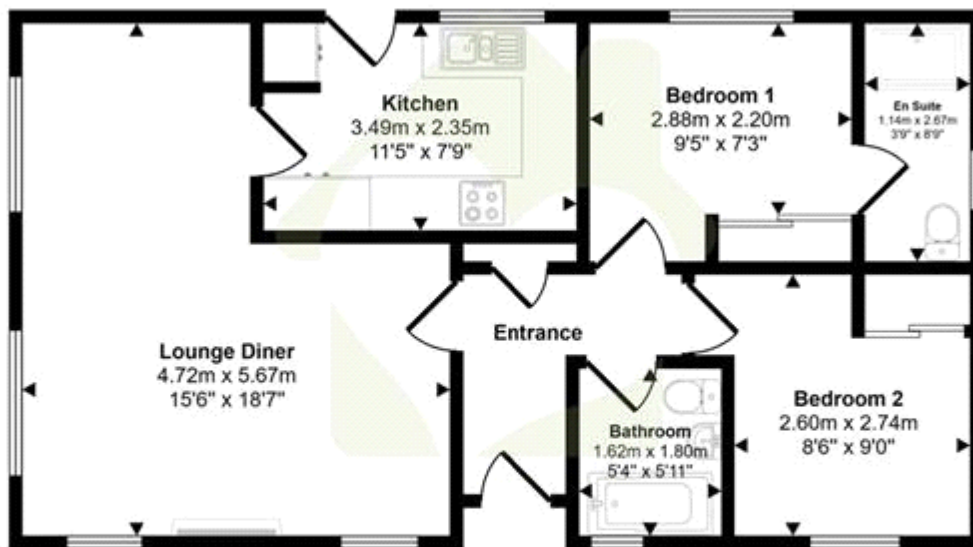
There is a low maintenance wrap around garden with pots, flagged area to the rear ideal for seating area, storage shed, outside water tap and electric sockets.

There is off road parking available also at the side.



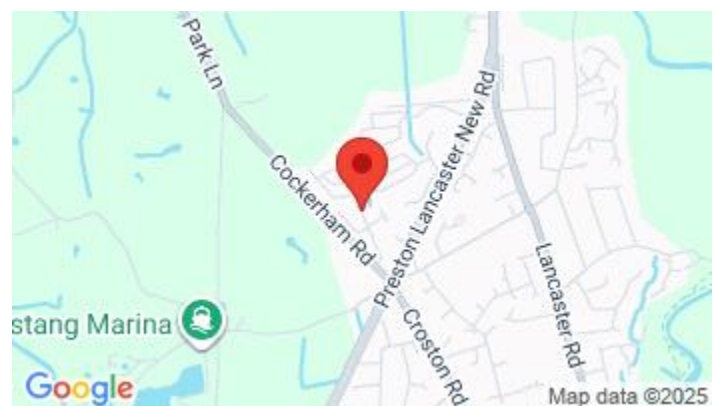
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Approx Gross Internal Area
59 sq m / 636 sq ft



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.