



LOVE HOMES
INDEPENDENT ESTATE AGENTS



OIRO £155,000 Secure Tenure

West End Residential Park

We are delighted to bring to market this superior modern home which is situated in the perfect location with easy access to local amenities and transport links.

Situated on a substantial plot with an abundance of indoor and outdoor space viewing is highly recommended.

- 46 x 20 ft
- Two bedroom residential park home
- Stateley Albion 2008
- 'Chatsworth Gold' Model

*** BEAUTIFUL TWO BEDROOM PARK HOME***

Absolutely stunning example of a park home for those who prefer spacious living in a quiet location this park is suited for the semi or retired aged 55 and over and will allow pets.

In brief the home consists of two double bedrooms with en-suite to master, bathroom, third room which is currently used as office space, kitchen, large Lounge with archway leading to separate dining area and beautiful low maintenance private wrap around gardens and separate conservatory with off road parking.

Council Tax Band: A (Blackpool Council)
Tenure: Secure Tenure
Ground Rent: £149.33 per month
Parking options: Off Street
Garden details: Private Garden

Entrance Hallway

Enter the property via a part glazed obscure upvc door into a welcoming hallway which has been neutrally decorated with soft tones, ceiling spot lighting and carpet flooring.

The hallway provides access to all rooms within and has a storage cupboard for coats etc, loft access is also available.

Lounge

This spacious lounge is flooded with natural light through the two splay bay windows to the front ,floor to ceiling window and patio doors to the side aspect.

The lounge is decorated in light neutral tones and has carpet flooring.

Providing an abundance of space this room will comfortably fit all your furniture needs, the focal part of the room is a modern surround and fire.

There are two radiators located within.

Dining Room

Leading off from the lounge is a good sized dining area which easily accommodates a large table with chairs.

There are patio doors to the side aspect, radiator and carpet flooring.

Kitchen

Leading off from the dining room is this fabulous kitchen which consists of a range of shaker style gloss modern wall and base units, contrasting worktops and splash back tiling.

Integrated appliances include four ring gas hob, with extractor above, electric oven, and space for washer and fridge freezer there is a white ceramic sink with chrome tap.

The boiler is also located within a storage cupboard and has full service history.

A Upvc obscure glazed door leads out to the rear garden.

Bedroom

A fabulous spacious master bedroom which benefits from modern mirrored double fitted wardrobes, over head bed storage and bedside tables. There is also two sets of storage drawers and a dressing table with radiator located underneath.

Tastefully decorated and furnished this bedroom also has a window to the side aspect.

En-suite

A good sized en-suite which consists of shower, pedestal sink and W.C.

There is an obscure glazed window to the side aspect with fitted blind, carpet flooring, mirrored bathroom cabinet and radiator.

Bedroom 1

A comfortable double bedroom ideal for guests, with fitted triple mirrored wardrobes, overhead bed storage and matching bedside tables.

There is a floor to ceiling splay bay window which floods the room with light and over looks the garden.

Bedroom 2

Currently used as an office space this room is ideal and can easily be converted for multi purpose use.

There is a window to the garden aspect of the property, ceiling spot lighting and carpet flooring.

Bathroom

The perfect place to relax this bathroom benefits from a large corner bath, sink set within a vanity cupboard, w.c and an airing cupboard.

The bathroom benefits from cushion flooring, tiling, mirrored bathroom cabinet, radiator and obscure glazed window and extractor fan.

Conservatory

A fabulous addition to this superb property is this peaceful space which can be used all year round.

This conservatory is double glazed throughout with exception to the roof, benefits from ceiling fans fitted with tru fit blinds and a wall mounted radiator.

Location of the conservatory is detached from the home and still leaves an abundance of out door space.

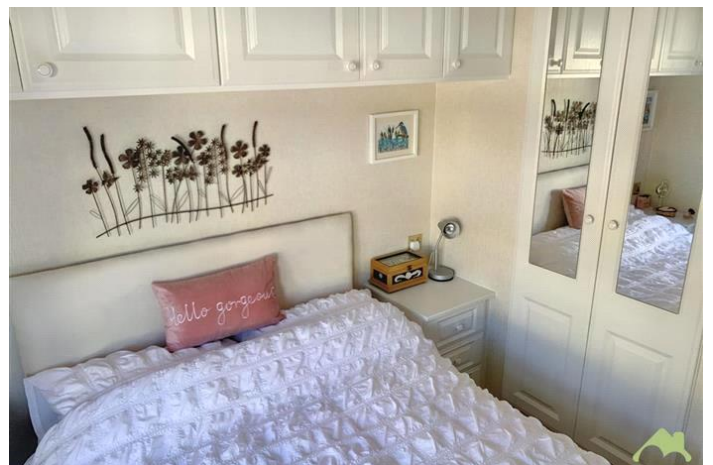
Garden

This garden has been well maintained through out and provides plenty of hideaways giving privacy all round.

The garden is block paved and is decorated with potted plants and shrubs. The conservatory is also located within but fits perfectly providing space all round and access to a private patio area to the rear which overlooks fields.

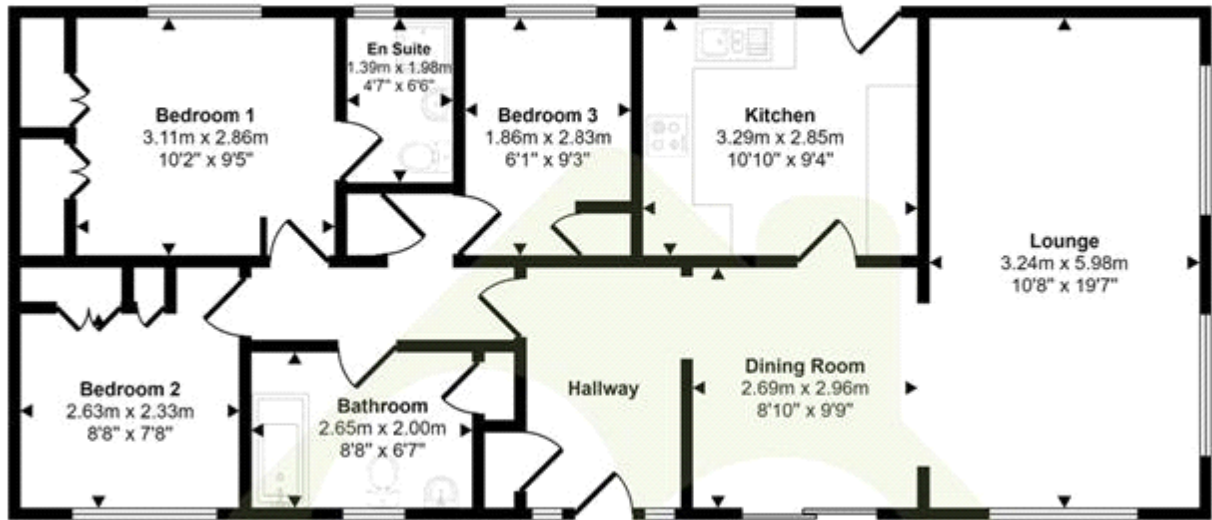
Parking

Parking is available at the front of the property.



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Approx Gross Internal Area
98 sq m / 1052 sq ft



Ground Floor
Approx 84 sq m / 904 sq ft



Reception Room
Approx 14 sq m / 148 sq ft

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.



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