



LOVE HOMES  
INDEPENDENT ESTATE AGENTS



**OIRO £170,000** Secure Tenure

A beautifully presented bespoke Residential Park Home, located on Acresfield Park which boasts a Swimming Pool, Gym and Bistro. Offering spacious living accommodation and close to the Historic Market Town of Garstang.

- **\*\*NO CHAIN VACANT POSSESSION\*\***
- 2 Double Bedrooms
- A stunning bespoke designed home
- En Suite and Dressing Room
- Garden, Parking and Shed
- Dining Lounge

Tenure: Secure Tenure  
Ground Rent: £3,200 per year (reviewed every 1 years)  
Parking options: Driveway

### **Hall**

Enter the property via a upvc double glazed obscured glass door, a welcoming L shaped hallway decorated in neutral decor and carpeting, with a storage cupboard and a cloak room with a radiator enclosed, to air your clothes. There is also a radiator within the hallway and access to the loft.

### **Lounge**

With boxed bay windows to the front and side elevation with fitted vertical blinds, the room provides natural light. There is a small electric feature fireplace set into modern surround, television point and three central heating radiators.

### **Kitchen**

The Breakfast Kitchen is fitted with a range of modern wall and base units with contrasting worktops and splashback tiling. There is a built in double oven, stainless steel sink and single drainer with mixer tap, induction hob, stainless steel extractor hood, integrated fridge freezer, integrated dishwasher, breakfast bar, central heating radiator and a upvc double glazed obscured glass door and upvc double glazed window.

### **Bathroom**

The Bathroom is fitted with a three piece suite in white comprising of a bath with jets and mixer tap, vanity wash hand basin with mixer tap and large mirror and a low level wc with push button flush. There is cushion flooring, central heating radiator, part tiled walls, extractor fan and a upvc double glazed obscured glass window with fitted roller blind.

### **Master bedroom**

A good sized double bedroom benefiting from a large window to the side aspect, central heating radiator, television point and doors through to the En-suite and Dressing Room.

### **En-suite**

The En-suite is fitted with a three piece suite in white comprising of a good sized shower cubicle, low level wc with push button flush and a vanity wash hand basin. There is a polished chrome heated towel rail, mirrored cabinet, extractor fan, cushion flooring and a upvc double glazed obscured glass window.

### **Dressing Room**

A well designed walk in wardrobe provides plenty of hanging space, shelves, and drawers for all your storage needs.

### **Bedroom 2**

Bedroom 2 benefits from modern fitted wardrobes and contrasting bedside drawer units, neutral decor and carpeting, central heating radiator and a upvc double glazed window .

### **Outside**

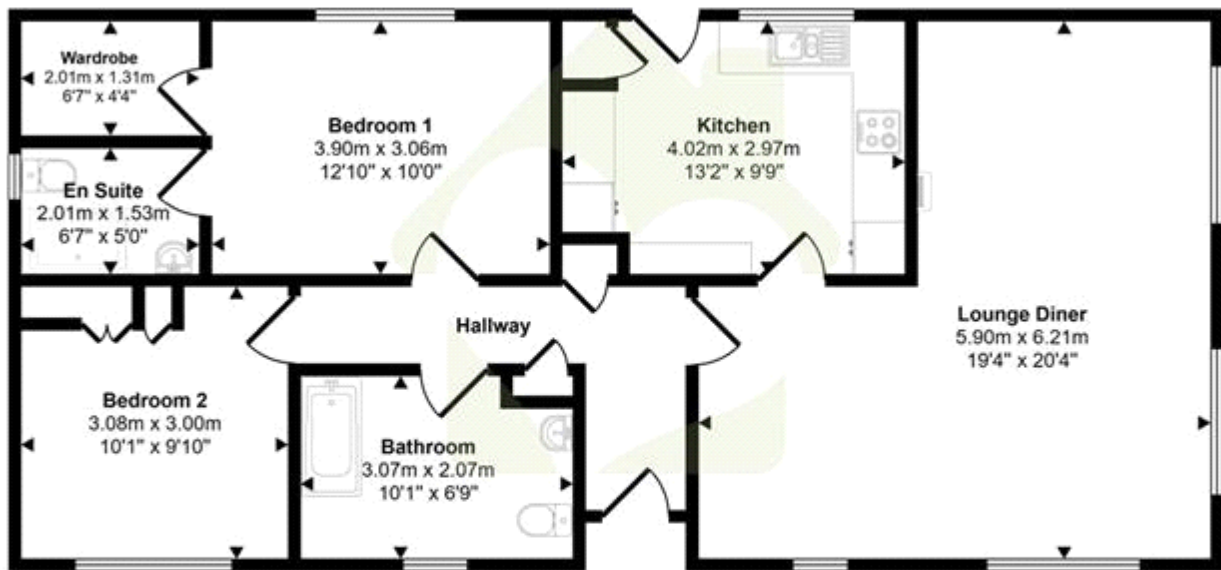
There is parking for two cars, wrap around well manicured gardens mainly laid to lawn with paved patio, garden shed and outside tap.





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Approx Gross Internal Area  
84 sq m / 900 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.