



The
Auction
Group

Bowland Escapes, Chipping, PR3 2HB

Auction Guide £115,000



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Entrance Hall

UPVC front door, central heating radiator, spotlights, coving to ceiling, wood effect flooring, Nest heating, doors leading to two bedrooms, bathroom, two storage cupboards and open access to kitchen/lounge.

Store One

3'6 2'4 (1.07m x 0.71m)
Boiler.

Store Two

2'7 x 2'4 (0.79m x 0.71m)
Plumbing for washing machine.

Bedroom One

11'9 x 11'3 (3.58m x 3.43m)
Two UPVC double glazed windows, central heating radiator, spotlights, coving to ceiling, fitted wardrobes and door to en suite.

En Suite

9'1 x 4'2 (2.77m x 1.27m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, spotlights, coving to ceiling, fully tiled elevations, shaving point and wood effect flooring.

Bedroom Two

10'1 x 8 (3.07m x 2.44m)
UPVC double glazed window, central heating radiator, spotlights and coving to ceiling.

Bathroom

10 x 6'2 (3.05m x 1.88m)
Two UPVC double glazed frosted windows, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double panel bath with mixer tap and rinse head, corner direct feed rainfall shower and rinse head, spotlights, coving to ceiling, fully tiled elevations. shaving point and wood effect flooring.

Open Plan Kitchen/Lounge

21'5 x 20'9 (6.53m x 6.32m)
Four UPVC double glazed windows, two Velux windows, three central heating radiators, range of wall and base units, wooden worktops, composite one and a half bowl sink and drainer with mixer tap, integrated high rise combi oven and microwave, four ring gas hob and extractor hood, glass splashback, integrated fridge freezer and dishwasher, island, cast iron log burner, spotlights, coving to ceiling, wood effect flooring and two sets of UPVC double glazed French doors.

Exterior

Rear

Enclosed decking area and countryside views.

Front

Enclosed decking area and off road parking.

Agents Notes

Bowland Escapes is a holiday park, open for twelve months of the year. Please note the lodge cannot be used as a main residence.





Ground Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

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