



30 Fern Walk, Shireburne Park, Edisford Road,  
Waddington

Chain Free £59,999

With a private deck overlooking rolling farmland, this park home plot has full residential status. Enjoying a delightful wooded aspect conveniently located between the nearby centres of Clitheroe and Waddington. Priced to allow for improvement, it offers a more affordable price point. The accommodation comprises hall, lounge with French doors, kitchen diner, fitted master bedroom and a three-piece bathroom. Outside there is a flagged patio, timber deck and a car parking space nearby. (437 sq ft/40.6 sq m approx).

NO UPWARD CHAIN.



## 30 Fern Walk, Shireburne Park, Edisford Road, Waddington

### Directions

Travelling from our office proceed to the end of York Street, turning left at the roundabout into Well Terrace and proceed over the next roundabout into Waddington Road. Turn left before the railway bridge into Railway View Road, continue past the railway station and Booths Supermarket, crossing the railway bridge into Bawdlands and then into Edisford Road. Continue for approximately half a mile, passing Edisford Swimming Pool and crossing over the river bridge. Turn immediate right, before reaching the Edisford Bridge Country Pub and continue along this country road for approximately a quarter of a mile. Take the second turning on the left-hand side into Shireburne Park, bear left and you'll see the Site Office on the left. Continue forward and you'll reach Pine Drive. Follow the road round to the right and you'll soon see the laundry block. A little further on and you'll come to the allocated parking space for Number 30 Fern Walk and also the pedestrianised access to Number 30.

### Services

Mains supplies of electricity and water. Gas central heating from an LPG fired Worcester combination boiler. There is a water and sewage charge of £465.32 per annum and site fees of £2,789.45 per annum. Council tax is payable to RVBC Band A. According to the Mobile Home Act 2013, Park Homes are neither Freehold or Leasehold. There is an over 55s restriction in place. Make and Model is ABI - Empress.

### Additional Features

The property has PVCu double glazed windows and external door. Sold chain free.

### Accommodation

The owner has advised that the original format of the home was a two-bedroom van; but the preference was for a larger kitchen diner which works very well. The side door opens to a hall with two built-in cupboards; one for coats, the other housing the central heating boiler. The kitchen diner has fitted base and wall units with a Blanco stainless steel sink unit and plumbing for a washing machine. The dining bar is large enough for two chairs. With windows on three walls, the lounge is nice and bright; having French doors opening to a private deck and pleasant views across rolling farmland. The room's focal point is a period design fire surround with a coal effect fire.

The bedroom is a generous double with built-in wardrobes, cupboards, bed-bridging unit, bed-side cabinets, drawers and dressing table. The bathroom has a three-piece suite comprising a panelled bath with a mixer tap shower, low suite wc and a vanity washbasin.

### Outside

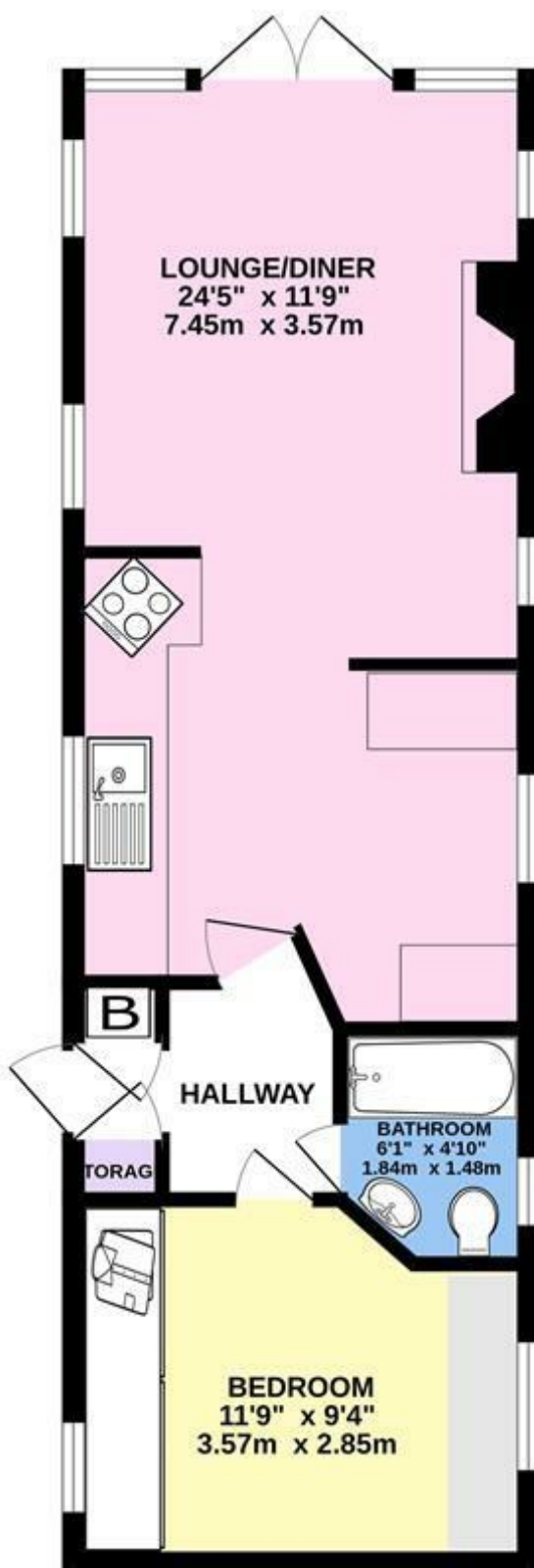
To the side a concrete flagged patio with steps to the main entrance and also to the timber deck at the rear. There is a car parking space located nearby.

NO UPWARD CHAIN.

### Viewing

Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.

GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



30 FERN WALK, SHIREBURNE PARK, EDISFORD ROAD, WADDINGTON, BB7 3LB

TOTAL FLOOR AREA : 437 sq.ft. (40.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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All fixtures and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note: Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.

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