

# curtis law

## ESTATE AGENTS



### Edisford Road, Waddington

Situated in the ever so charming Shireburn Park on Edisford Road, Waddington. This beautifully presented detached two-bedroom park home offers a delightful living experience. Perfectly suited for those looking to downsize, this property is available for full residential use all year round, ensuring you can enjoy the tranquility of this picturesque location at any time.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The well-appointed kitchen and dining area create a warm and inviting atmosphere, ideal for hosting family and friends. The two bedrooms are thoughtfully designed, offering comfort and privacy, while the two bathrooms ensure convenience for both residents and guests.

The property boasts a generous three-car driveway, providing plenty of parking space for you and your visitors. Surrounded by the natural beauty of Waddington, this home is not only a retreat but also a gateway to the vibrant community and local amenities.

This is a rare opportunity to acquire a stunning home in a sought-after area, perfect for those seeking a peaceful lifestyle without compromising on comfort. Do not miss the chance to make this delightful property your own.

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

- Two Bedroom Park Home
- Driveway For Parking
- Over 55's Restrictions
- Two Bathrooms
- Council Tax Band: A
- Full Residential Use All Year Round
- Fully Fitted Kitchen
- Ribble Valley Area
- Neither Leasehold/Freehold

**Chain Free £175,000**



## Ground Floor

### Hallway

11'4" x 4'5" (3.46 x 1.35)

Doors to dining room, kitchen, bathroom, bedrooms and storage cupboards, ceiling light fitting, heating radiator, single glazed windows to dining room x2, carpeted flooring.

### Dining Room

7'8" x 9'8" (2.34 x 2.95)

Open access to living room, ceiling light fitting, heating radiator, double glazed UPVC window, carpeted flooring.

### Living Room

12'2" x 19'1" (3.72 x 5.84)

Two UPVC double glazed bay windows, French UPVC patio doors, ceiling light fitting, matching wall lights x6, electric fireplace with surround and hearth, carpeted flooring.

### Kitchen

12'7" x 9'2" (3.85 x 2.80)

UPVC double glazed window, UPVC rear door, a range of wooden wall and base units with contrasting worktops, inset seamless sink with high spout mixer tap and drainer, double electric oven and integrated microwave, integrated appliances: washing machine and fridge freezer, four ring gas hob with extractor hood, part-tiled elevations, ceiling spotlights, tiled flooring.

### Bathroom

6'2" x 5'5" (1.90 x 1.67)

UPVC double glazed frosted window, a three piece bathroom suite comprising of; a low level close coupled WC, full pedestal wash basin with waterfall effect tap, panel bath with high spout mixer tap, part-tiled elevations, ceiling light fitting, heated towel rail, vinyl flooring.

### Master Bedroom

10'11" x 10'11" (3.33 x 3.33)

UPVC double glazed bay window, ceiling light fitting, heating radiator, doors to en-suite and wardrobe, carpeted flooring.

### Storage Room/Wardrobe

5'2" x 3'11" (1.58 x 1.21)

Built-in shelves and hanging rails, ceiling light fitting, carpeted flooring.



### En-Suite

6'6" x 4'11" (2.00 x 1.51)

UPVC double glazed frosted window, a three piece comprising of; a low level close coupled WC, full pedestal wash basin with traditional taps, shower cubicle with showerhead attachment, part-tiled elevations, heated towel rail, ceiling light fitting, vinyl flooring.

### Bedroom Two

8'10" x 8'4" (2.71 x 2.56)

UPVC double glazed window, ceiling light fitting, heating radiator, built-in wardrobes with sliding mirror doors, carpeted flooring.

### External

#### Front

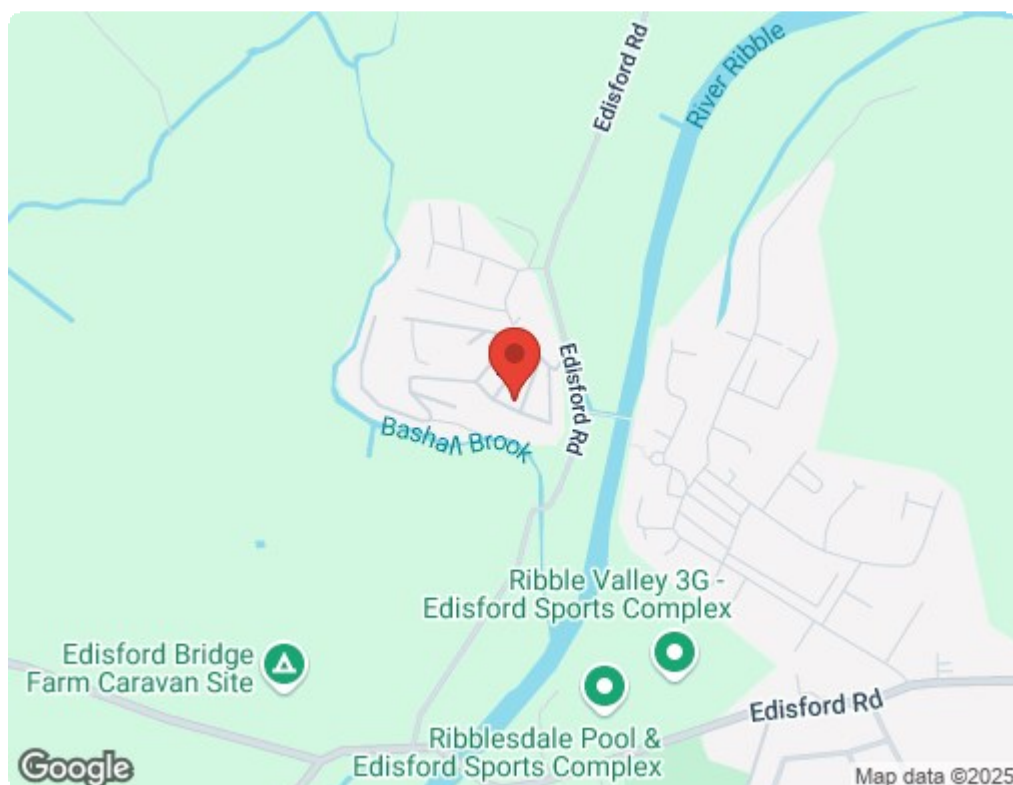
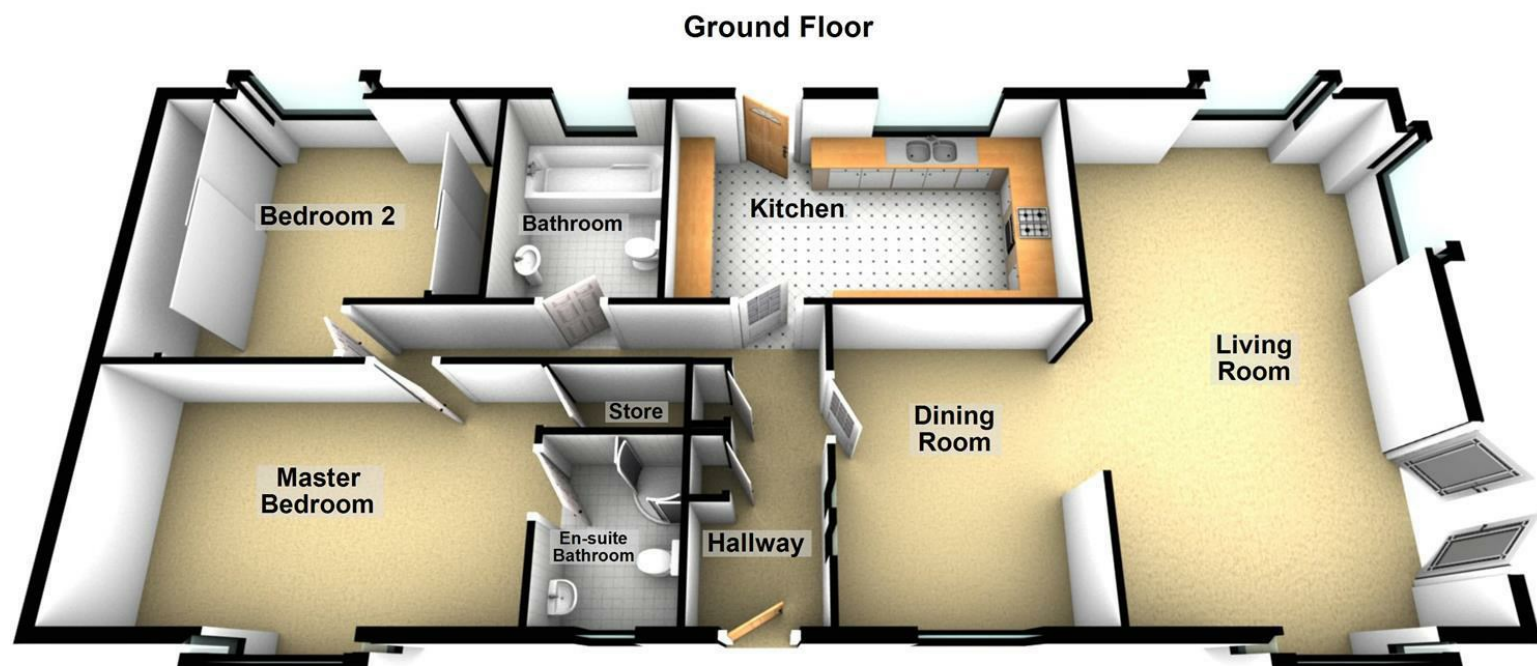
Driveway to the left, off-street parking, mature shrubs, flowers and trees, steps leading to the front door with gated access.

#### Rear

Low maintenance well stocked rear garden with shed for storage, mature shrubs, flowers and trees.







| Energy Efficiency Rating  |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) <b>A</b>  |         |                         |
| (81-91) <b>B</b>  |         |                         |
| (69-80) <b>C</b>  |         |                         |
| (55-68) <b>D</b>  |         |                         |
| (39-54) <b>E</b>  |         |                         |
| (21-38) <b>F</b>  |         |                         |
| (1-20) <b>G</b>   |         |                         |
| Not energy efficient - higher running costs                     |         |                         |
| England & Wales   |         | EU Directive 2002/91/EC |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|   | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) <b>A</b>  |         |                         |
| (81-91) <b>B</b>  |         |                         |
| (69-80) <b>C</b>  |         |                         |
| (55-68) <b>D</b>  |         |                         |
| (39-54) <b>E</b>  |         |                         |
| (21-38) <b>F</b>  |         |                         |
| (1-20) <b>G</b>   |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales   |         | EU Directive 2002/91/EC |