

Road Map



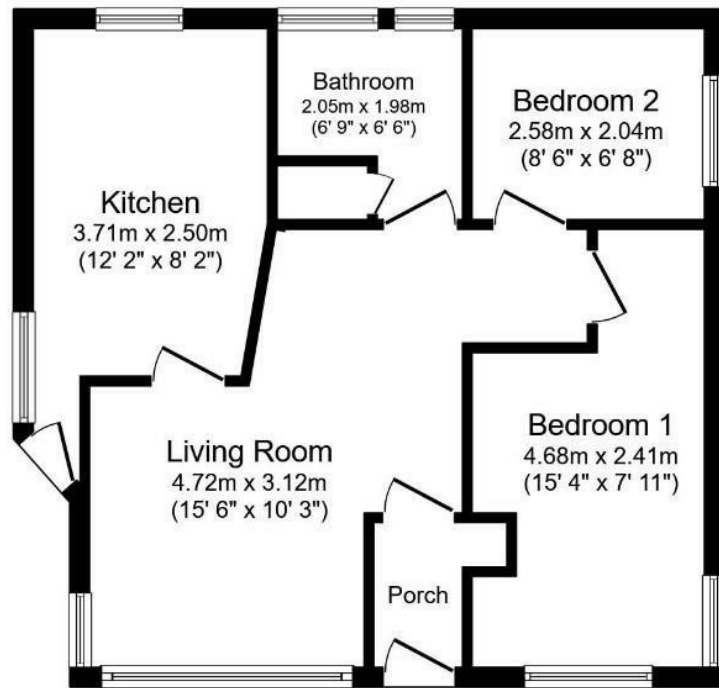
Hybrid Map



Terrain Map



Floor Plan



Total floor area 47.5 sq.m. (511 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

2 Rose Cottages

Poolfoot Lane, Singleton, FY6 8LY

Auction Guide £45,000



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2 Rose Cottages

Poolfoot Lane, Singleton, FY6 8LY

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Porch

Entrance vestibule to rear of the chalet.

Lounge

15'5" x 10'2"

Good sized lounge, a quirky shape but ample space for lounging and dining furniture. Dual aspect. Carpeted. Electric stove style fire.

Kitchen

12'2" x 8'2"

UPVC double glazed window to side front and side. Door providing access from exterior. Range of wall and base units with worktops above. Gas cooker,

Shower Room

6'8" x 6'5"

With the huge benefit of under floor heating. Shower in cubicle, wash hand basin and WC. Wall mounted room heater. Cupboard housing the central heating boiler.

Bedroom One

15'4" x 7'10"

The main bedroom is a great sized double with dual aspect to side and rear. Carpet, radiator and ceiling light. Ample space for free standing furniture

Bedroom Two

8'5" x 6'8"

Second bedroom to front, a good sized single with dual aspect windows. Carpet, radiator and ceiling light. Space for free standing furniture.

Exterior

Externally the chalet is set in its own plot with off street parking and garden areas.

Park & Site Fees

Pool Brow Caravan Park is situated in a tucked away yet easily accessible location off Poolfoot Lane, just outside Singleton. The park is open all year round with current ground rent fees are approx. £2,500 per annum.

Further Information

Timber construction chalet
UPVC double glazed
LPG gas boiler central heating
Council Tax Band - A - Wyre Borough Council
EPC - Exempt

Park & Fees

Pool Brow Caravan Park is situated in a tucked away yet easily accessible location off Poolfoot Lane, just outside Singleton. The park is open all year round with current ground rent fees of £2,500 per annum.

Auctioneer's Notes

The seller is open to pre-auction offers so please speak with one of the Rocket Auction team if interested.

If you require auction or bridging finance or are concerned about the completion date, speak with one of our team.

Auction Details

This lot is to be sold in auction on Wednesday 30th July 2024 - bidding closes at 4pm

Please note that a Buyer's Premium auction fee of £4,200 inc of VAT payable upon completion

