



**Lodge 3, Red Lion Park
Southport Rd, Scarisbrick, L40 8HQ £190,000
'Subject to Contract'**

A very rare opportunity to purchase this exceptional three-bedroom luxurious lodge situated to the exclusive 'Red Lion Park' which consists of just five plots all with the added benefit of a lovely canal side location which is situated opposite the attractive Scarisbrick Marina! The lodge offers spacious living accommodation which has been modernised and very much improved to the current owners high and exacting specifications! Internally the lodge provides a modern, contemporary feel with entrance hall including fitted storage opening to a stunning open plan living area and fitted kitchen. Twin set double doors lead to a composite wrap around terrace overlooking the canal! Inner hall access leads to three bedrooms, the master benefiting modern style en-suite shower room and further double doors leading to private terrace! The third bedroom is arranged as a dressing room and there is a separate family bathroom/Wc. The private outside space has been landscaped and arranged for ease of maintenance with access to the site via remote barrier providing private parking. The lodge also benefits from Upvc double glazing, gas central heating and security camera system included.

Entrance Hall

Composite entrance door, built-in cupboards and drawers also housing 'Worcester' combination style central heating boiler system. Woodgrain laminate style flooring and inner door leading to....

Open Plan Living Dining Kitchen - 7.21m x 3.73m (23'8" x 12'3" extending to 19'2" overall measurements)

A most impressive open plan living space with twin sets of double French doors opening to wrap around composite decked terrace overlooking the canal! Living/Dining area with feature Bio Ethanol wall mounted fireplace to exposed stone interior and vaulted ceiling maximising space and natural light. Open plan to modern fitted kitchen comprising an attractive range of grey shaker style base units complete with cupboards and drawers, wall cupboards and working surfaces. Integral appliances include; fridge freezer, dish washer and washing machine, electric oven with four ring ceramic hob and canopy style extractor hood above. There is also single bowl sink unit and fitted wine cooler. Wood grain laminate style flooring continues with recess spot lighting. Inner hall access leads to....

Master Bedroom - 2.84m x 3.28m (9'4" x 10'9")

Upvc double glazed French double doors open to wrap around composite decked terrace overlooking the Canal! Door leads to....

En Suite Shower Room/Wc - 1.19m x 2.84m (3'11" x 9'4")

Opaque Upvc double glazed window. Three-piece modern white suite comprising of low-level Wc, vanity wash hand basin with mixer tap and tiles splash back, illuminated vanity wall mirror and step-in shower enclosure with electric shower. Ladder style chrome heated towel rail, wood grain style flooring, recess spot lighting and extractor.

Bedrooms 2 - 2.84m x 2.79m (9'4" x 9'2")

Upvc double glazed window.

Dressing Room/Bedroom 3 - 2.06m x 2.11m (6'9" x 6'11" to rear of wardrobes)

Upvc double glazed window, fitted wardrobes with knee hole dressing table and drawers. Bedroom currently arranged as dressing room.

Bathroom/Wc - 2.03m x 1.78m (6'8" x 5'10")

Opaque Upvc double glazed window with three-piece modern white suite comprising of low level; Wc, vanity wash hand basin with mixer tap and tiled splashback, illuminated vanity wall mirror and panelled bath with glazed shower screen, mixer tap and plumbed-in deluge style overhead shower and hand-held shower attachment. Chrome heated towel rail, partial wall tiling and wood grain style flooring.

Outside

Remote Barrier site access leading to lodge with off road parking and landscaped gardens arranged for ease of maintenance. Feature wrap around composite style decking overlooks the Canal leading to Scarisbrick Marina!

Note

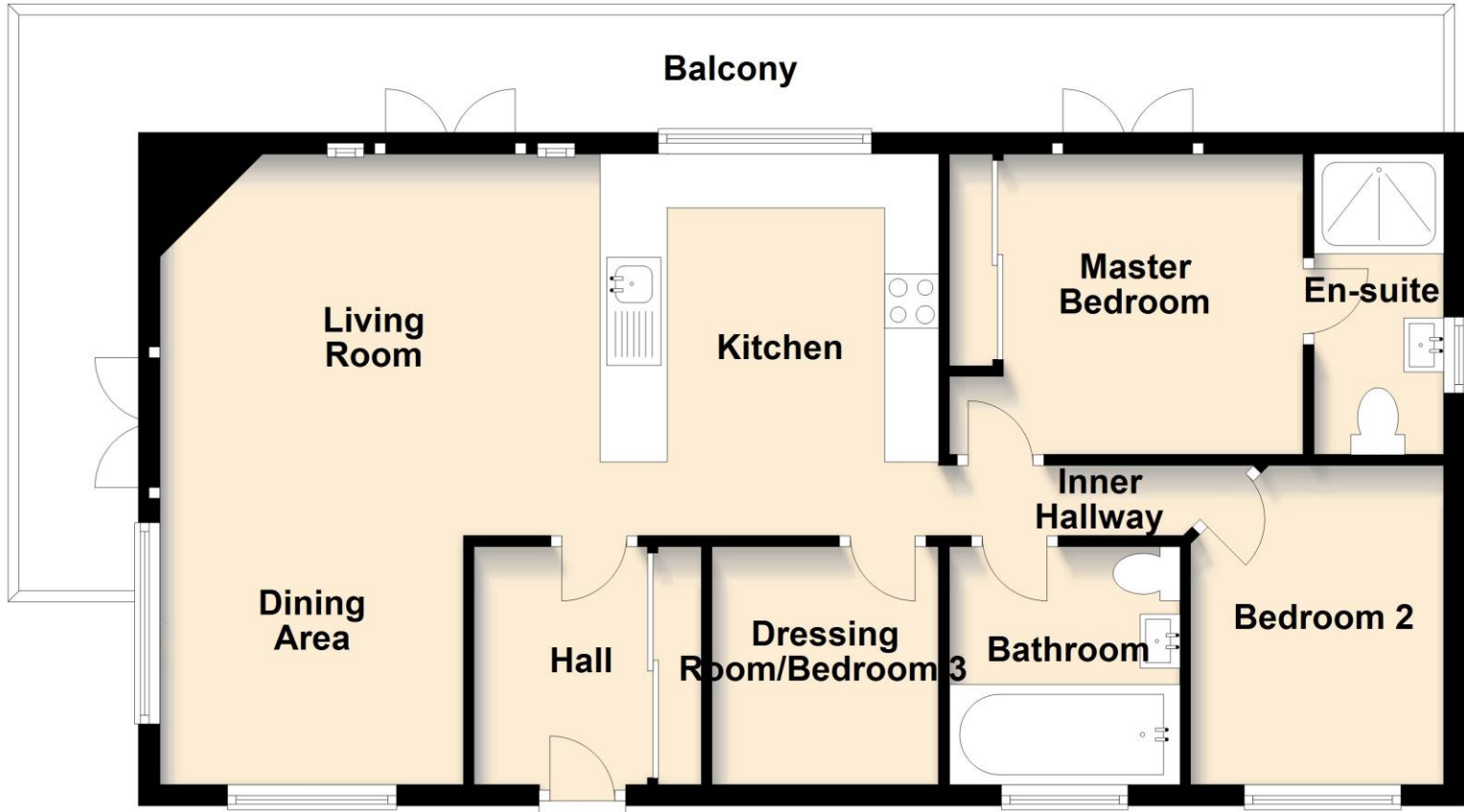
Please note that we understand the Licence Period to be the remainder of 25 years (50 weeks of the year maximum and no less than 28 days of the year) Amount of Annual Pitch fee: £3,500 payment due no later than January 1st. We understand subletting to be prohibited.

Services

We confirm that water, electric and sewerage to the lodge to be mains fed. The system of gas fired central heating to be Calor Gas from a communal secluded tank source contributed to separately on a monthly basis.



Ground Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.



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