



9 Shireburn Caravan Park Edisford Road, Waddington

£175,000 Leasehold

This fabulous fully residential two bedroom detached park home is beautifully situated within Shireburne Park, an enviable location within walking distance to the picturesque village of Waddington and the bustling market town of Clitheroe with its array of local amenities. Home owners are spoilt for choice with so many fabulous countryside walks and country pubs on the doorstep and owners are able to come and go as they please to indulge and enjoy all that is on offer in the Ribble Valley.

Council Tax band: A

Tenure: Leasehold



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This attractive detached residential park home offers a tranquil retreat in an enviable location. Boasting light and airy living accommodation, this property features two double bedrooms with fitted wardrobes, including a large 4-piece en-suite bathroom and a separate 3-piece shower room. The spacious living dining room is complemented by a useful flexible office space. The bright fitted kitchen and hallway with storage provide practicality, while the property benefits from gas central heating, uPVC double glazing, and is offered with no onward chain.

Outside, the property sits on a generous private plot with stunning mature wrap-around gardens and patio areas. Enjoy the serenity of several lawned spaces dotted with well-stocked planted borders, shrubs,

bushes, mature trees, and hedging. Numerous seating areas offer the perfect spots to relax, while the attractive rear Indian stone patio and flagged pathways add charm to the outdoor space. External power points and a cold-water tap provide convenience. A private allocated parking space is included, with additional visitor parking available near the Shireburne country club, just a short stroll from the park home, ensuring both practicality and tranquility in this sought-after setting.

Please note that the annual site fees are approx. £2603.44 and £465.32 for water per annum and drainage. Council Tax Band A. Over 55 requirement and criteria to be met, please ask for further details. Internal viewing is highly recommended to fully appreciate this home and the fabulous location of the site.

- Attractive Detached Residential Park Home
- Light & Airy Living Accommodation
- 2 Double Bedrooms - Fitted Wardrobes
- Envable Location on Shireburne Park
- Tucked Away Position With Allocated Parking
- Stunning Mature Wrap Around Gardens & Patio
- Large 4-pce En-suite Bathroom & 3-pce Shower Room
- Spacious Living Dining Room & Useful Office
- Bright Fitted Kitchen; Hallway With Storage
- Gas CH & uPVC DG, No Onward Chain



Entrance Hallway

uPVC double glazed external front door, carpet flooring, panelled radiator, loft access, built in store cupboards.

Living Dining Room

Spacious open plan living room, with carpet flooring, panelled radiators, television point, feature fireplace and hearth housing an electric fire, 3x uPVC double glazed windows, full length uPVC double glazed window.

Kitchen

An array of fitted beech style wall, base and drawer units, with contrasting working surfaces, built-in eye level double electric oven and grill, stainless steel 5-ring gas hob, stainless steel extractor filter canopy over, 1½ bowl sink drainer unit with extendable mixer tap, plumbing for dishwasher, fridge freezer, kick plinth heater, recessed spotlighting, wood effect flooring, uPVC double glazed window, uPVC double glazed external rear door leading to garden.

Office

Useful flexible room with carpet flooring, panelled radiator, uPVC double glazed window and pleasant outlooks across gardens and adjoining grounds.

Bedroom One

Carpet flooring, panelled radiator, electric wall heater, fitted wardrobe and drawers, uPVC double glazed window.

En-suite Bathroom

Large 4-pce white suite comprising corner bath with mixer taps and shower fitment, shower enclosure with thermostatic shower with sliding glazed door, vanity wash basin with cupboards under, low level w.c., extractor fan, tiled effect flooring, part tiled walls, panelled radiator, uPVC double glazed window.

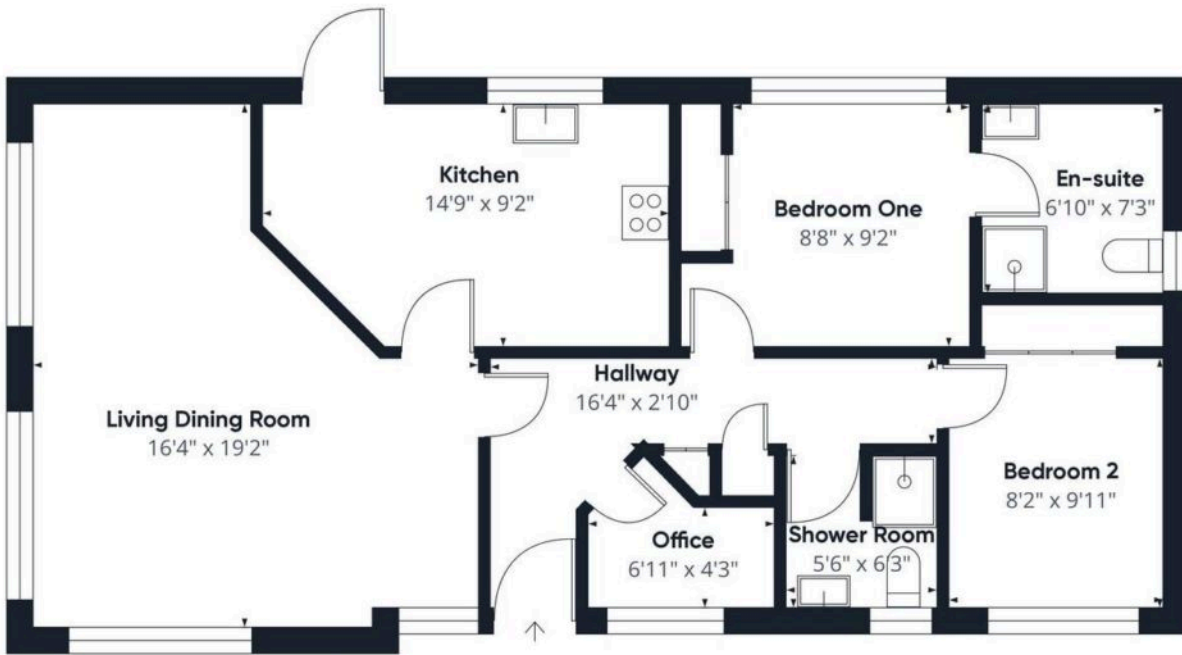
Bedroom Two

Double room with carpet flooring, fitted modern wardrobes, panelled radiator, uPVC double glazed window with attractive front outlooks.

Shower Room

Modern 3-pce white suite comprising vanity wash basin with cupboard under and surface surround, low level w.c., shower enclosure with glazed door, panelled radiator, part tiled walls, tiled effect flooring, electric wall radiator, uPVC double glazed window.





Approximate total area⁽¹⁾
755.74 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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