



**33 Riverside Chalet Park, Occupation
Lane, Poulton-le-Fylde, FY6 7RA**

£79,950

**Spacious Detached Park Home on an Impressive Plot – FY6
Location**

**This detached park home offers year-round living and is set
on an exceptionally large, established plot with mature
gardens. While some modernisation is needed, the home
boasts generously sized accommodation throughout. Sold
with NO ONWARD CHAIN**

- TWO bedrooms
- TWO receptions
- MOERN Bathroom
- Additional WC
- Gas central heating
- Impressive private Gardens



McDonald
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Open Porch: Leads into Sun Lounge

Sun Lounge: 15'3" x 8'2" (4.65 m x 2.49 m) Wood effect laminate flooring, Two radiators, Three UPVC double glazed windows, UPVC double glazed entrance door and patio doors to:-

Terrace: Timber sun deck with fenced border

Lounge: 19'5" x 11'2" (5.92 m x 3.40 m) Three UPVC double glazed windows and rear door, Two radiators.

Bedroom 1: 12'9" x 7'8" (3.89 m x 2.34 m) Fitted wardrobes forming bed recess, Double radiator, Open to sun lounge.

Dressing Room: 7'5" x 4'4" (2.26 m x 1.32 m) Two UPVC double glazed windows, Radiator.

Bathroom: Modern three piece bathroom comprising; Panelled bath with overhead shower and screen, Low flush WC, Vanity wash basin, UPVC double glazed window, Radiator.

Kitchen: 12'8" x 7'6" (3.86 m x 2.29 m) Fitted wall and base cupboards, Complementary roll edge worktops, One and a half bowl stainless steel sink, Built in double oven/grill, Hob with extractor hood, Concealed gas central heating boiler, Two UPVC double glazed windows.

Bedroom 2: 11'3" x 7'6" (3.43 m x 2.29 m) Fitted wardrobes with mirrored doors, Wood effect laminate flooring, UPVC double glazed window, Radiator.

En-Suite: Low flush WC, Vanity wash basin, Wood effect laminate flooring, UPVC double glazed window.

Outside:

Front: Crazy paved patio, Mostly lawned, Established tree, shrubs and plants to border.

Rear: Large timber cabin, Shed, Greenhouse, Mostly paved.

Side: Further two sheds.

Parking: Communal parking.

Heating: Gas central heating (NOT TESTED).

Council Tax: Band - A £1561.29 (2025/26)

Tenure: We have been informed that the property is freehold. Service charges are payable (as at October 2025) £525 per quarter. Water rates £300 per year. For future reference 10% of any onward sale value is payable to the site site owner. Interested parties should qualify this with their legal advisor.

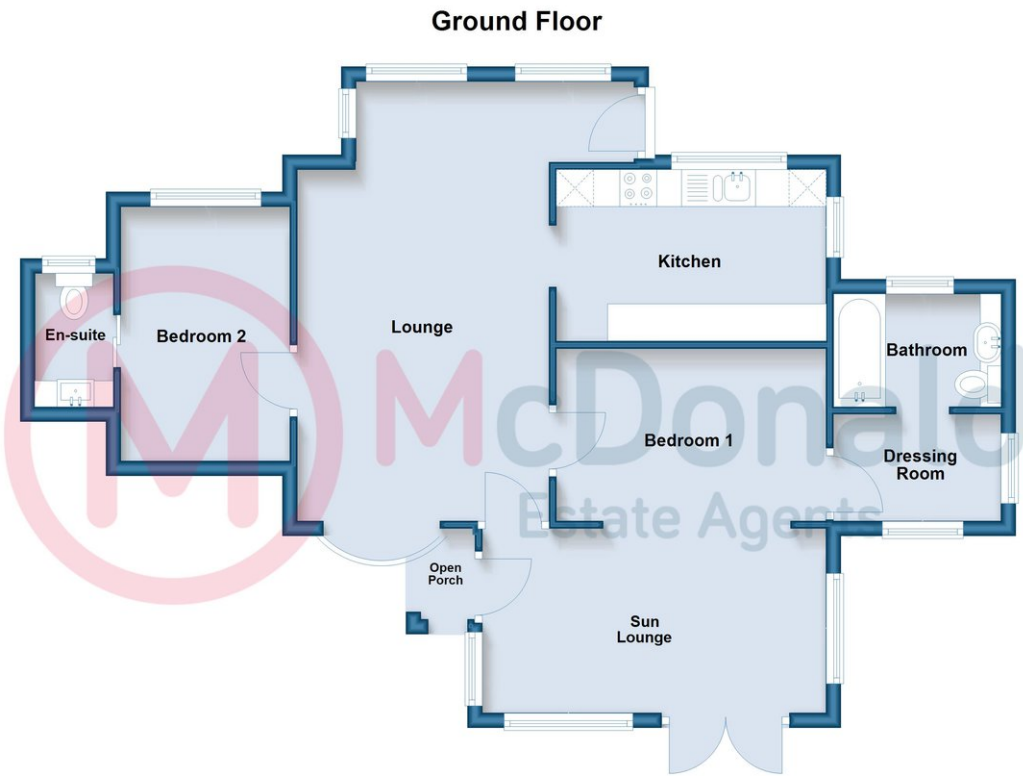


Directions: Leave Poulton town centre along Breck Road and at the roundabout turn right into Mains Lane. Continue through the first set of traffic lights, and take the last left immediately before the second set of traffic lights into Occupation Lane.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Riverside Park

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