

Dewhurst Homes

26 Acresfield Park Garstang PR3 1PH



£119,950

*TWO DOUBLE BEDROOMS *OPEN PLAN LIVING AREA *DRIVEWAY PARKING *PRESTIGIOUS LUXURY DEVELOPMENT
*NOMINAL FEE TO ACCESS SPA *OVER 55'S ONLY

An excellent opportunity to purchase a Premium Park Home situated on the prestigious luxury Acresfield Residential Park. This immaculate property benefits from a spacious open plan living area consisting of a sleek fitted kitchen and dining area along with a generously sized sitting area, two double bedrooms, a contemporary 4 piece bathroom suite and storage throughout.

Located on the prestigious Acresfield Park development, this property lies within a short distance of Central Garstang and its many amenities, eateries and shops and provides ease of access to the A6 and the M6 motorway North and South.

Residents at the park also benefit from a highly subsidised membership to the Acresfield Health Club and Spa.

Don't Miss out! Call Dewhurst Homes Today!

Appleton House, 1-2 Rope Walk, Garstang, PR3 1NS
T: 01995 601814 | garstang@dewhursthomes.co.uk
www.dewhursthomes.co.uk

Address

Acresfield Park, Lancaster New Road, Garstang, PR3 1PW



Directions

From the office follow the one way system and continue straight on at the mini roundabout. At the next roundabout take the first exit and continue onto Croston Road. Follow Croston road until you reach the traffic lights. Take a right at the traffic lights onto the A6. Follow the A6 briefly passing the Crofters Hotel. Turn left onto Acresfield and drive past the health club and spa. Follow the one way system until you see plot number 26. The property will be clearly identifiable by the Dewhurst Homes 'For Sale' sign.

Entrance Hall

Inviting Entrance hall featuring LED ceiling lights, two generous storage cupboards and a smoke alarm.

Living area

This property benefits from a sleek and spacious open plan living area comprising of a modern kitchen with space for a dining table set alongside a generous seating area.



Kitchen Diner 13'10 x 8'02 (4.22m x 2.49m)

Sleek modern kitchen featuring LED ceiling lights, attractive wood flooring, integral oven and grill, integral fridge freezer, induction hob with an extractor fan, 1½ bowl stainless steel sink with mixer tap over, a window to the side elevation, space for a dining table set and an ample supply of cupboards and drawers complete with contrasting work surfaces.



Lounge 13'09 x 13'02 (4.19m x 4.01m)

Flowing on from the kitchen diner to the spacious lounge featuring floor to ceiling windows to the side aspect allowing for plenty of natural light. Featuring LED ceiling lights, TV Aerial port and a coal effect electric fire.



Lounge Second View



Master Bedroom 11'09 x 8'08 (3.58m x 2.64m)

Generous master bedroom featuring a ceiling light fitting, bedside lighting, built in wardrobes, integral drawers with seating on top along with windows to the side and rear elevation allowing for plenty of natural light.



Master Bedroom Second View



Second Bedroom 9'01 x 8'05 (2.77m x 2.57m)

Double bedroom featuring a UPVC window to the side elevation, ceiling light fitting, bedside light, wall TV bracket, built in overhead drawers and an integral wardrobe.



Bathroom 7'11 x 5'06 (2.41m x 1.68m)

Bathroom featuring a heated chrome towel rail, ceiling light fitting, wall mirror, frosted window to side elevation, WC, extractor fan, bath basin with mixer tap and shower over and a hand wash basin with mixer tap over and vanity storage underneath.



Key Features

Leasehold: £229.25 monthly

Council tax band: A

Mobility friendly

Over 55's only

Subsidised Health club membership

Agency notes

Please note all measurements have been taken using a laser measure which may be subject to a small margin of error

Appliances

Any electrical appliances included have not been tested neither have drains, heating, plumbing and electrical installations and all purchasers are recommended to carry out their own investigations before contract.

House to sell

If you have a house to sell we can provide FREE market appraisal and sales advice. For details call 01995 601814.

Mortgage advice

We can offer free and impartial advice with our independent mortgage advisor. Please call 01995 601814 to arrange a no obligation appointment.

Tenure

Leasehold: £229.25 monthly

Possession

On completion of purchase.

Internet

Remember that over 90% of all potential buyers use websites to search for their next home. Dewhurst Homes makes the most of this powerful selling tool by using the strength of www.dewhursthomes.co.uk, www.rightmove.co.uk & www.zoopla.co.uk.

Viewings

Strictly by appointment via the Agents Tel: 01995 601814.

Office open 7 days per week:-

Mon to Thurs 8.30am to 7.00pm

Friday 8.30am to 6.00pm

Saturdays 8.30am till 5.00pm

Sundays 10.00am till 4.00pm

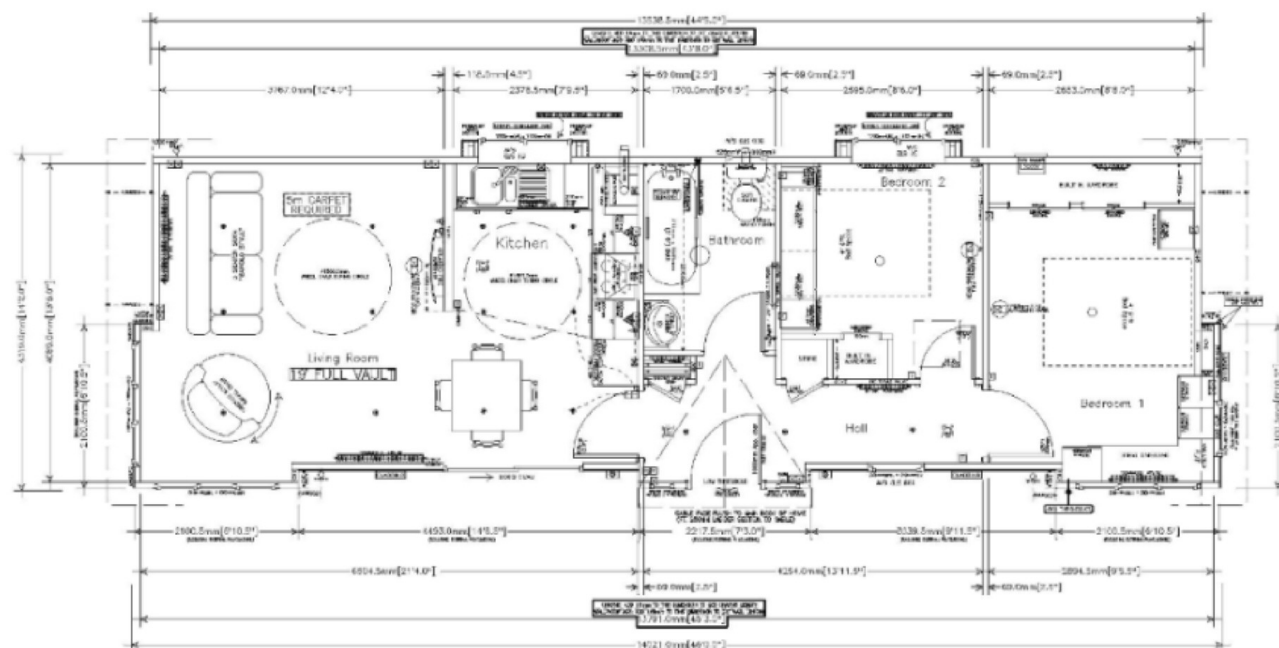
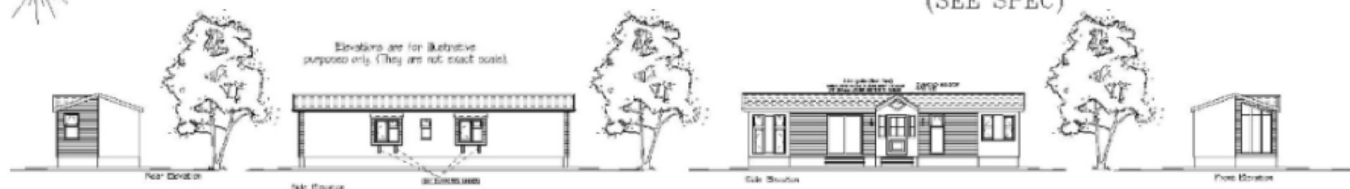
EPC

Floor Plan



UPGRADE INSULATION

(SEE SPEC)



Disclaimer

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/tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Gas, electrical or other appliances, drains, heating, plumbing or electrical installations have not been tested. All measurements quoted are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.