



LOVE HOMES
INDEPENDENT ESTATE AGENTS



£140,000 Secure Tenure

Loves Homes are delighted to offer for sale this 2 Bed Fully Residential Park Home on Wyre Vale Park situated close to Garstang Town Centre and all its amenities with excellent access to local transport links.

Nestled within the park this home will ideally suit the semi or retired persons.

- Fully Residential Park Home
- Beautifully presented
- Close to Garstang Town Centre
- 2 Double Beds and Shower Room
- 33' x 20' Special
- Age :- 50+

Council Tax Band: A
Tenure: Secure Tenure
Ground Rent: £230.57 per month

Hall

Enter the property through a upvc double glazed door into a welcoming hallway tastefully decorated in neutral tones. The space features a two door cupboard, wood effect laminate flooring, central heating radiator, loft access and ceiling light and coved ceiling.

Kitchen

The Kitchen is fitted with a range of modern wall and base units with contrasting worktops and splashback tiling. There is a built in oven, stainless steel sink and single drainer with mixer tap, 4 burner gas hob, stainless steel extractor hood, integrated fridge and freezer, plumbing for an automatic washing machine, housing for the boiler, panelled ceiling with ceiling spotlights, upvc double glazed window and upvc double glazed door.

Lounge/diner

This large, spacious Lounge is perfect for all your furniture needs offering bright neutral décor with contrasting plush carpet flooring. The room is flooded with natural light from the upvc double glazed bay windows on both the front and side aspects. The focal point of the lounge is a modern electric fire, hearth and surround creating a warm and inviting atmosphere in this beautifully designed living space with ample room for a dining table and chairs.

There are two central heating radiators, television point, two ceiling lights and coved ceiling.

Bedroom 1

This well appointed bedroom offers an abundance of storage, with ample space for a double bed. There are over bed storage cupboards, fitted wardrobes, side units with drawers and a vanity unit . There is a central heating radiator, ceiling light, coved ceiling, upvc double glazed window and decorated in neutral tones with plush carpet flooring.

Bedroom 2

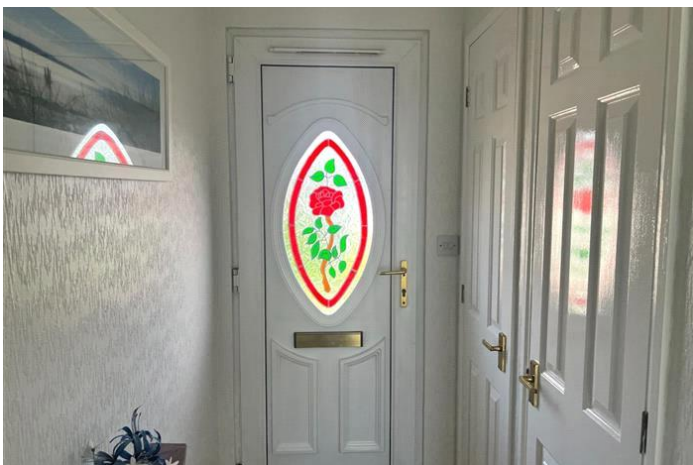
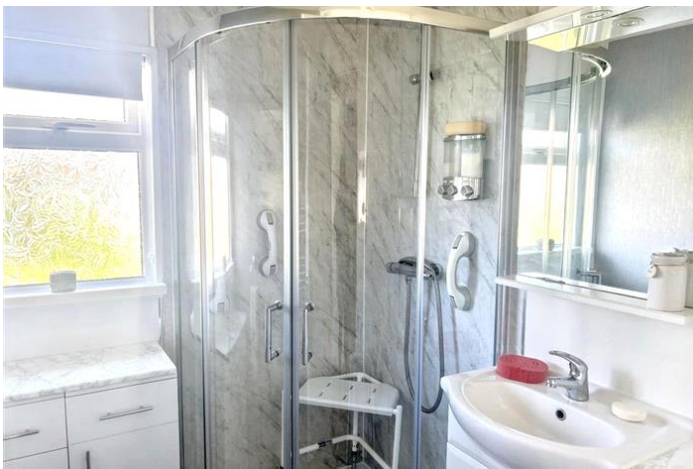
This well sized second bedroom comfortably accommodates a double bed and offers practical storage with over bed storage cupboards and fitted wardrobe. There is a central heating radiator, ceiling light, coved ceiling and a upvc double glazed window.

Shower room

The Shower room is fitted with a modern three piece suite in white comprising of a corner shower cubicle, low level wc with push button flush and a vanity wash hand basin with mixer tap, mirror and downlight. There is a polished chrome heated towel rail, cushion flooring, ceiling downlights and a upvc double glazed obscured glass window.

Outside

There is a low maintenance wrap around garden mainly laid with flags and side garden with artificial grass and occasional shrubs. There is a storage shed with power and light, outside water tap and electric sockets.
There is off road parking available also at the side.



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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.