



Oak Drive, Lamaleach Park, Freckleton, PR4 1ET

Asking Price £59,500

- Well Presented One Bedroom Residential Park Home
- Located on Lamaleach Residential Park
- Ample Off Road Parking
- Kitchen Appliances Included
- On Site Residents Clubhouse
- Gas Central Heating And Double Glazing
- Private Low Maintenance Gardens With Two Concrete Storage Sheds
- Large Plot
- Pets Allowed

Lamaleach Park, Preston PR4 1EF

Tempo park homes are pleased to bring to the market this lovely CHAIN FREE one bedroom park home on a Large plot. Located on the ever popular site of Lamaleach Park, approximately 10 Minutes Drive from Lytham. The Property briefly comprises: Utility Porch, Lounge, Kitchen, Inner Hall, Fitted Double Bedroom and Shower Room / WC. Off road parking and low maintenance gardens to either side. Kitchen Appliances Included !!! The site has no lease length on these properties.



Council Tax Band: A

Tenure: Leasehold



Utility Porch

Two entrances to a useful Utility Porch to the side, with wrap around double glazed windows. Fitted base unit with work top and radiator. Opening to the Kitchen area.

Lounge

11'4" x 9'4"

UPVC double glazed windows to the front and side. Coved ceiling and radiator. Opening to :

Kitchen

7'8" x 9'4"

UPVC windows to either side of the property, Fitted eye and base level units, with complementary laminate worktops and LED downlighting under wall cabinets. Inset steel sink with drainer and mixer tap. Plumbing for auto washing machine, TV point, Two ceiling lights and radiator. Wall mounted condensing Combi Boiler. Ceiling spotlights and radiator. Appliances included are :- fridge, freezer, washer, dryer and cooker.

Inner Hall

Further door to the utility porch and radiator. Doors to the following:

Double Bedroom

14'0" x 9'4"

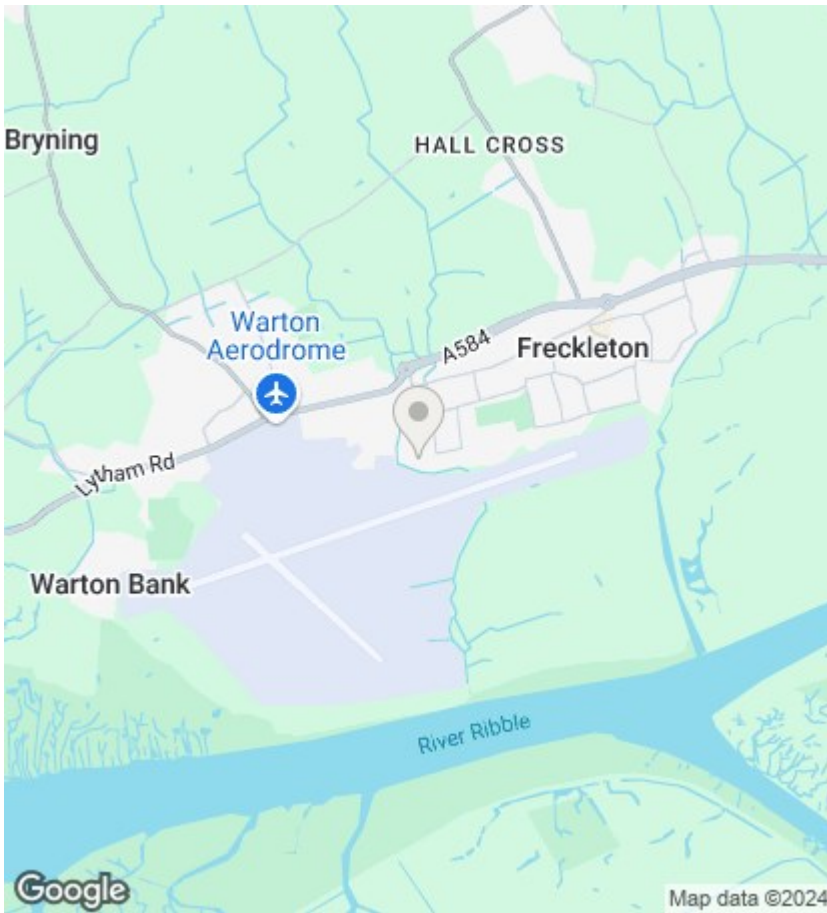
UPVC double glazed windows to either side. Good sized Double Bedroom with range of fitted wardrobes providing ample storage space and including, overbed storage units and knee hole dressing table. Coved ceiling and two radiators.

Shower Room

UPVC frosted window to the side. Modern fitted shower room with a three piece suite comprising: low push button flush WC, pedestal hand wash basin with mixer tap and step-in quadrant corner shower enclosure with mixer shower controls, riser rail and shower attachment. Heated ladder towel rail, tiled and acrylic panelled splashbacks and tile effect laminate flooring.

Exterior

Large private plot with low maintenance gardens with imprinted concrete, stone chippings including feature. Tarmac area for sitting out and two concrete storage sheds. Ample off road parking available.



Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only. We are advised that the property is subject to site fees.

Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.



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