



Lamaleach Park, Lamaleach Drive, Freckleton

Asking Price £149,995

- Two Bedroom Willerby Kingswood Residential Park Home
- Located On The Ever Popular Lamaleach Park
- Two Fitted Double Bedrooms
- Fully Furnished & Fitted kitchen With Integrated Appliances
- Parking On A Private Driveway
- 40x20 Equivalent 800sqft
- L Shape lounge / Diner
- Ensuite & Bathroom
- UPVC Double Glazed Windows & Doors
- £10,000 Off Subject To T&C's & No Chain Delay!!!!

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Tempo are pleased to bring to the market this new two double bedroom Willerby Kingswood Residential Park Home.. The home is set on the popular Lamaleach Residential Park in Freckleton, within easy reach of local amenities and perfectly placed to enjoy everything the Fylde Coast has to offer. In brief, the property comprises: Entrance hall, open plan lounge / dining room, fully fitted kitchen with integrated appliances, master fitted bedroom with En suite shower room, further fitted double bedroom and bathroom / WC. UPVC double glazed windows and doors, and driveway providing off road parking. Easy to maintain chipped stone gardens to the perimeter. Viewing is highly recommended to appreciate this quality residential park home. The site has no lease length on these properties.



Council Tax Band: A

Tenure: Leasehold



Hall

Entrance through opaque glazed UPVC door into the entrance hall. Opening to:

Lounge / Dining Room

19'4" x 18'10"

Spacious L shaped lounge with dining area. Full length UPVC double glazed windows to the front and the side providing plenty of natural light. Wall mounted flame effect electric fire, TV point, coved ceiling, 3 x Ceiling lights and 2 x radiators. Carpeted to Lounge area and wood effect vinyl flooring to the Dining Area. Opening to :

Kitchen

9'5" x 10'3"

UPVC double glazed window and exterior door to the side. The kitchen is fully fitted with integrated appliances and provides ample storage for all your essentials. Plentiful eye and base level units and complimentary laminated work surfaces including matching upturn splashbacks. Stainless steel sink and drainer with mixer tap. Ceiling light, wood effect vinyl flooring and wall mounted combi boiler.

Inner Hall

Loft access hatch and ceiling light. Doors to:

Bedroom 1

9'6" x 16'4"

Spacious Master bedroom. UPVC double glazed window to the side. Fitted bedroom furniture including wardrobes, knee hole dressing table and bedside units. TV point, ceiling light, coved ceiling and 2 x radiators.

Ensuite Shower Room

Opaque UPVC window to the side of the property. White three piece suite comprising: low push button flush WC, pedestal washbasin with waterfall mixer tap and quadrant corner shower enclosure with mixer shower controls, riser rail and shower attachment. Acrylic panelled splashbacks and wood effect vinyl flooring. Coved ceiling, shaver Point, inset ceiling downlighters and radiator.

Bedroom 2

9'6" x 9'1"

Further Double Bedroom. UPVC double glazed window to the side. Fitted wardrobes and matching bedside units. TV point, ceiling light, coved ceiling and radiator.

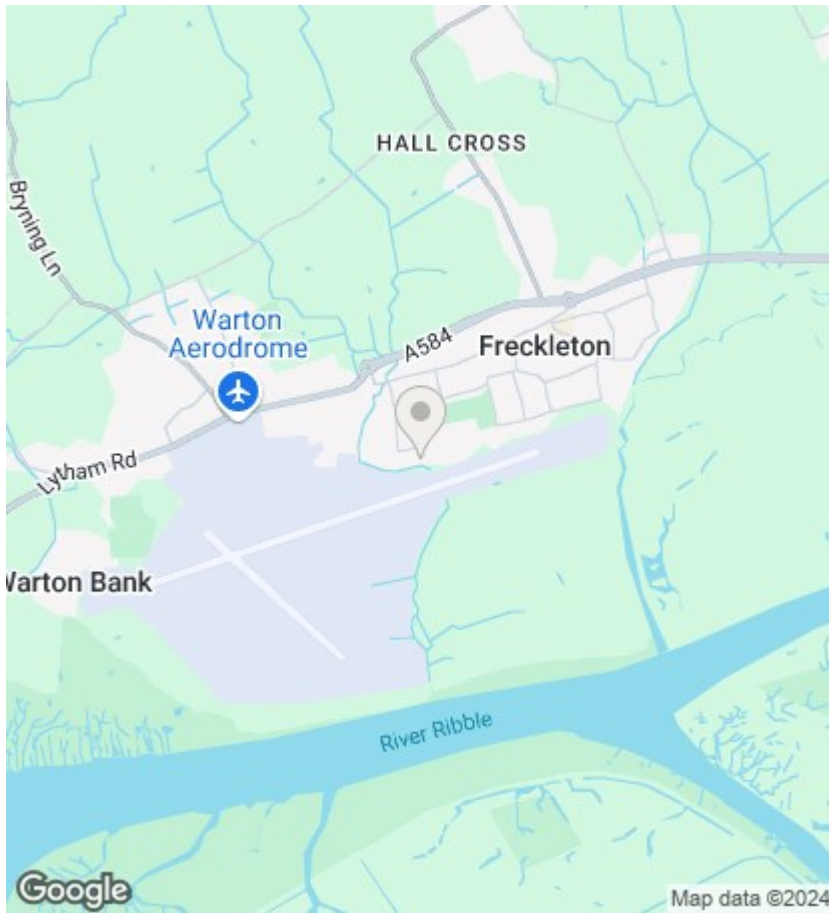
Bathroom

Opaque UPVC window to the side of the property.

White three piece suite comprising: low push button flush WC, pedestal washbasin and panelled bath. both with waterfall mixer taps. Acrylic panelled splashbacks and wood effect vinyl flooring. Coved ceiling, shaver Point, inset ceiling downlighters and radiator.

Exterior

Private driveway providing off road parking. Easy maintainable garden areas to the perimeter of the property.



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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