



Larch Drive, Lamaleach Drive, Freckleton, Preston, PR4 1EH

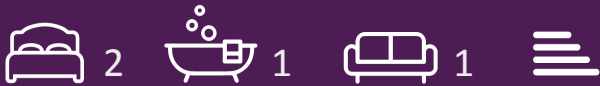
Asking Price £50,000

- Two Bedroom Residential Park Home
- Double Glazing and Central Heating
- Pets Allowed
- Situated on the Popular Lamaleach Park in Freckleton
- Driveway and Large Rear Garden
- On Site Residents Clubhouse



# Lamaleach Drive, Preston PR4 1EH

Two bedroom park home in need of some updating, located on the ever popular site of Lamaleach Park, approximately 10 Minutes Drive from Lytham and access to the Fylde Coast. The property briefly comprises: Entrance Hall, Lounge / Kitchen, Two Bedrooms, Shower Room, Utility Room and Rear Hall. Driveway and large rear garden. The site has no lease length on these properties.



Council Tax Band: A

Tenure: Leasehold



### **Entrance Hall**

UPVC Glazed door leads to the entrance hallway with built in storage cupboard. Laminate flooring, ceiling light and radiator.

### **Lounge/Kitchen**

18'4" x 9'1"

UPVC windows to the rear and side. Laminate flooring, TV aerial point, two ceiling lights and radiator. Fitted base units with worktop, inset sink and drainer with mixer tap.

### **Bedroom One**

7'10" x 9'1"

UPVC glazed windows to the front and side, laminate flooring, ceiling light and radiator.

### **Bedroom Two**

8'7" x 6'3"

Two UPVC glazed windows to the side, ceiling light and radiator.

### **Shower Room**

UPVC window to the side. Fitted shower room with a three piece suite comprising: low flush WC, pedestal hand wash basin with mixer tap and step-in quadrant shower enclosure with mixer shower, riser rail and shower attachment. Ceiling light, tiled splashbacks vinyl flooring and radiator.

### **Utility Room**

8'4" x 4'4"

UPVC glazed window to the front. Plumbing for automatic washing machine, laminate flooring and radiator.

### **Rear Hall**

UPVC glazed door to the rear and window to the side. Built in cupboard housing central heating boiler, laminate flooring and two ceiling lights.



## 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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