



Lynwood Park, Warton, Preston, PR4 1XJ

Asking Price £89,950

- Beautifully Presented Two Bedroom Residential Park Home
- Finished to a High Standard Providing Walk-in Condition
- Gas Central Heating with Viessmann Combi Boiler
- Secluded Private Patio Area and Low Maintenance Gardens
- Rarely Available and Much Sought-after Corner Plot on Highly Desirable Park
- Double Glazed Tilt and Turn Windows from Weru
- Fully Insulated to Residential Specification
- ***FREE SITE FEES UNTIL 2026***

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FREE SITE FEES UNTIL 2026 Tempo are pleased to bring to the market this beautifully presented two bedroom Residential Park Home. The home is set on the quiet Lynwood Residential Park in Warton within easy reach of local amenities. Perfectly placed to enjoy everything the Fylde Coast has to offer. In brief, property comprises: open plan lounge kitchen, two bedrooms, inner hall and bathroom. Situated on a corner plot with beautifully easy to maintain gardens. Parking space to the front. High specification remodel done throughout. Viewing is highly recommended to appreciate this fantastic residential park home on the popular over 55s park. The site has no lease length on these properties.



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Council Tax Band: A

Tenure: Leasehold



Lounge

11'7" x 9'2"

Large open plan Reception Room with vaulted ceilings creating a bright and airy feel. French doors with integrated blinds to the side, inset downlights, panel radiator and window to the rear.

Kitchen

11'9" x 9'2"

Recently decorated, modern fitted shaker style kitchen. Housing eye and base level units, wood effect work surfaces and splashback. Miele integrated appliances include: electric oven, four ring gas hob, under counter fridge and cooker hood. Built in breakfast bar with stool, 1.5 bowl sink with drainer and mixer tap. Award winning Viessmann Vitodens "Which? Best Buy Gas Combi Boilers 2022" provide central heating and instant hot water. Windows to front and side elevation, glazed door with integrated blinds to the side of the property provide views over a mature meadow. Inset ceiling downlights, carpet tiled flooring, panel radiator and counter spotlights.

Bedroom One

10'4" x 9'2"

Spacious master bedroom with two built in double wardrobes, chest of drawers and bedside cabinet providing extensive storage space. It currently houses a king size bed, four wall up lights, windows to front and side elevations and panel radiator.

Bedroom Two

9'2" x 7'1"

The second bedroom is currently used as an office with a fitted desk, features built-in double wardrobe and chest of drawers. Window to the rear, inset spotlights, panel radiator and additional high-level window to the side elevation.

Bathroom

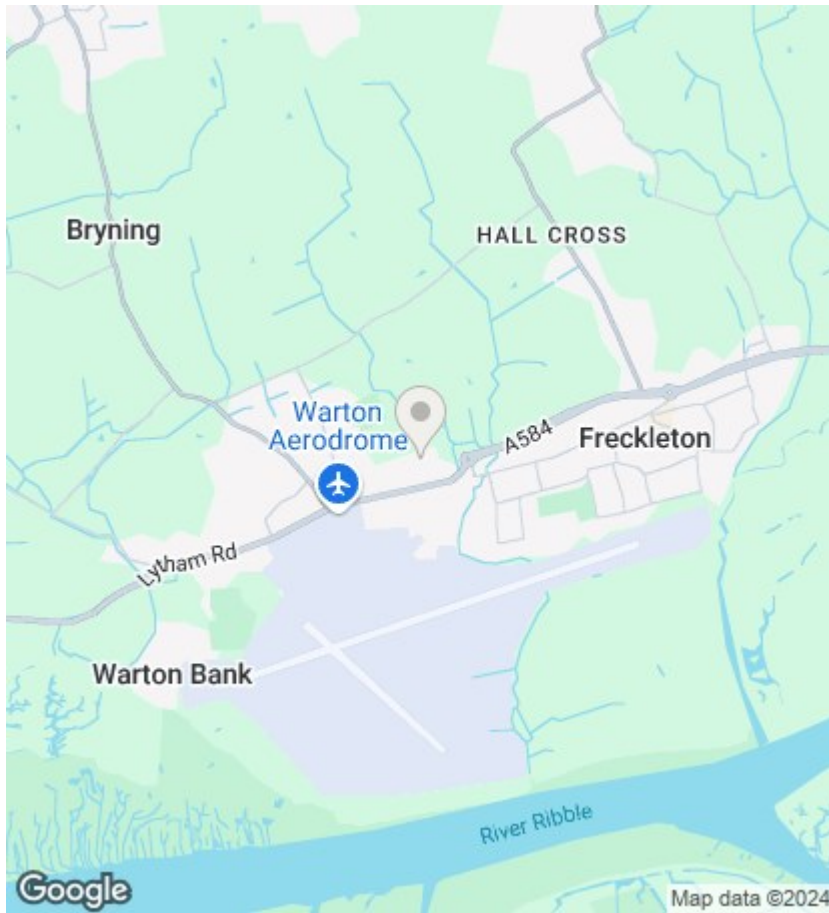
6'1" x 5'1"

Modern fitted bathroom housing three-piece suite comprising; low flush WC, inset hand wash basin over vanity unit, Japanese style Ofuro Omnitub with overhead Mira mixer shower. Full height wall tiling and flooring, panel radiator, oil filled towel warmer, inset spotlights and frosted windows to the side

Exterior

Low maintenance gardens with brand new artificial turf ideal for relaxing and enjoying the peaceful atmosphere. Spacious timber shed (8'x6') providing external storage space. Paved surround with stone

chipped borders, Freesat satellite dish and external lights. Metrotile roof with UPVC soffit and fascia boards, fitted along with Deceuninck composite cladding provide a maintenance free exterior to the home. Concrete drive to the front provides ample off street private parking.



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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