



Mowbreck Park, Medlar With Wesham, PR4 3JS

Offers In The Region Of £85,000

- Two Bedroom Residential Park Home
- Overlooking Fields to the Rear
- Two Double Bedrooms
- Low Maintenance Gardens to the Front
- Situated on Mowbreck Park
- Spacious Lounge
- Dressing Area
- Viewing Essential to Fully Appreciate the Potential

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Spacious two bedroom residential park home set in the beautiful surroundings of Mowbreck Park. The property is within a few minutes drive from the 'Market' town of Kirkham and a stroll away from train station, bus routes and convenience shops. In brief this home comprises: Lounge, Kitchen, Double Bedroom with Dressing Area, Further Double Bedroom and Bathroom. Gardens to front, side and rear and parking opposite. Gas central heating and uPVC double glazed throughout. Viewings highly recommended to appreciate this property and it's potential.



Council Tax Band: A

Tenure: Leasehold



Lounge

19'9 x 13'8

Spacious open plan lounge with two panel radiators, wall mounted electric fire and feature beams to walls and ceiling. Two ceiling lights and two uPVC windows with blinds.

Inner Hall

Inner hall leads to further accommodation with new carpet, panel radiator, ceiling light and feature beams.

Kitchen

9'9 x 11'1

Modern fitted kitchen with eye and base level units in grey, complementary worktops and splashback. Brand new Beko oven and hob, corner breakfast bar and composite sink with drainer. Wood effect flooring, panel radiator, ceiling light and uPVC door.

Bedroom One

12'0 x 9'9 to max

L-shaped double bedroom with fitted wardrobes, overhead storage and dressing table. Panel radiator, ceiling light and uPVC window. Open plan to dressing room housing built in wardrobes with mirrored sliding doors, uPVC window and ceiling light.

Bedroom Two

9'9 x 9'0 to wardrobes

Second double bedroom with range of fitted wardrobes and drawers. Ceiling light, two wall lights, panel radiator and uPVC window.

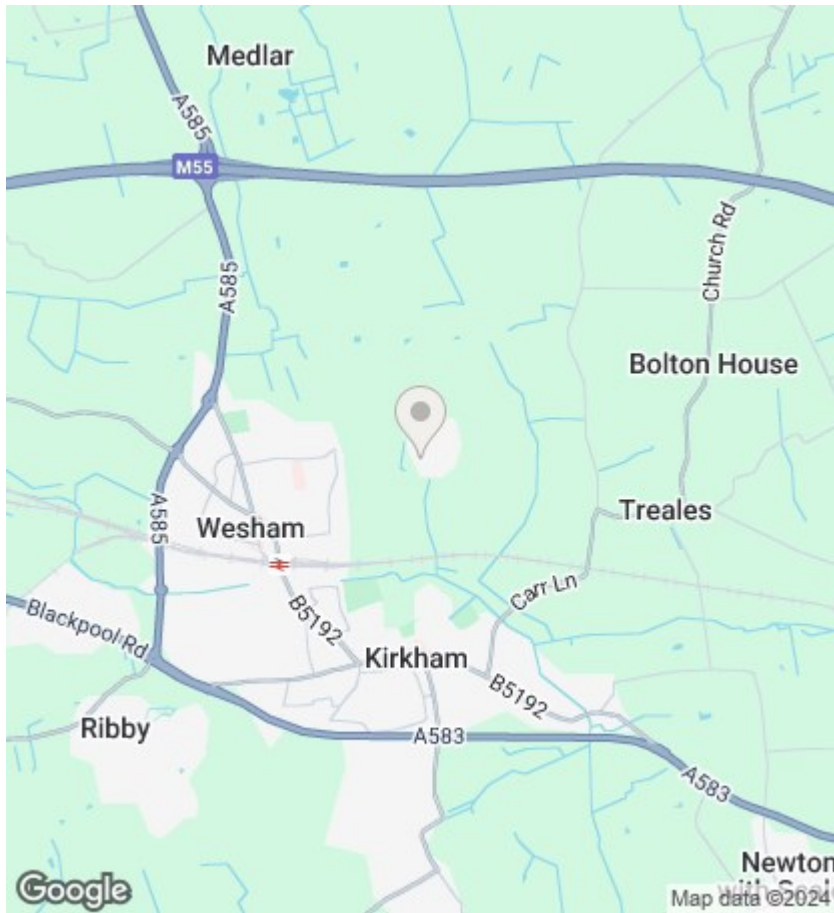
Bathroom

5'4 x 6'4

Three piece suite comprising: low flush WC, hand wash basin over cupboard and corner shower unit. Panelled walls and ceiling, tile effect flooring and wall mounted heated towel ladder. Cupboard housing Worcester boiler and storage, ceiling light and frosted uPVC window.

Exterior

Low maintenance paved garden to the front with stone chipped area and steps leading to front door. Laid to lawn area and paving to the side and rear of the property. Storage shed to the rear.



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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