



## Lynwood Park, Warton, Preston, PR4 1XJ

Asking Price £118,000

- Brand New Regent Lodge Residential Park Home, Located On The Quiet Lynwood Park Residential Site
- New Furniture, Curtains & Blinds Included
- 2 Bedrooms, Shower Room & Ensuite WC
- Low Maintenance Gardens With Off Road Parking
- \*\*\*\*\* No Chain Delay !!!!
- High Specification Model, Fabulous Interior And Fully Fitted
- Separate Lounge & Dining Kitchen
- Beautifully Presented Throughout
- Viewing Recommended

# Lynwood Park, Preston PR4 1XJ

Tempo are pleased to bring to the market this Brand New, Immaculately Presented two bedroom Residential Park Home. The home is set on the quiet Lynwood Residential Park in Warton within easy reach of local amenities and perfectly placed to enjoy everything the Fylde Coast has to offer. In brief, the property comprises: Lounge, Dining, Kitchen, Two Bedrooms, En-suite WC and Shower Room. Block paved driveway provides ample off road parking and an easy to maintain wrap around garden. High specification 2024 Regent Lodge Model. Viewing is highly recommended to appreciate this fantastic residential park home on the popular over 55s park. New Furniture included. No Pets allowed on the park. The site has no lease length on these properties. No Chain Delay!!!!



Council Tax Band: A

Tenure: Leasehold



## Lounge

11'9" x 11'1"

Beautifully presented carpeted lounge with built in contemporary shelves and display units. Three UPVC double glazed windows to the front, and glazed door to the side allowing plenty of natural light. Wall mounted electric fire with aerial point. Power points with integral USB connections, ceiling light and radiator. Sliding doors opening to :

## Dining Kitchen

9'8" x 11'9"

UPVC double glazed windows to either side and glazed exterior door allowing plenty of natural light. New fitted kitchen with plentiful eye and base level units and complimentary laminated work surfaces including matching upturn splashbacks, integral downlighting to the pelmet and LED lights under wall cupboards. Integrated appliances include: tall fridge freezer, automatic slimline dishwasher and washing machine. Stainless steel built in microwave, Belling gas cooker with illuminated extractor hood and splashback plate. Stainless steel sink with drainer and mixer tap, LED ceiling downlighters, tiled effect laminate flooring, housing with concealed condensing combi boiler and radiator.

## Inner Hall

Inset LED ceiling downlighters, fitted cloak hooks and radiator. Doors to :

## Bedroom 1

9'3" x 11'9"

UPVC double glazed window to the side. Double bedroom with range of matching built in furniture including: wardrobes, knee hole dressing table, mirror and shelving, overbed storage units, headboard and bedside units with lights. Inset LED downlighters and radiator.

## Ensuite WC

Opaque UPVC double glazed window to the rear. White Two piece suite comprising: low push button flush WC and corner pedestal hand wash basin with mixer tap. Mirrored vanity cabinet, inset LED downlighters, tile effect vinyl flooring, extractor fan and radiator.

## Bedroom 2

8'3" x 5'4"

Second bedroom with UPVC double glazed window to the side. Matching fitted wardrobe, drawers and headboard. Inset LED ceiling downlighters and radiator.

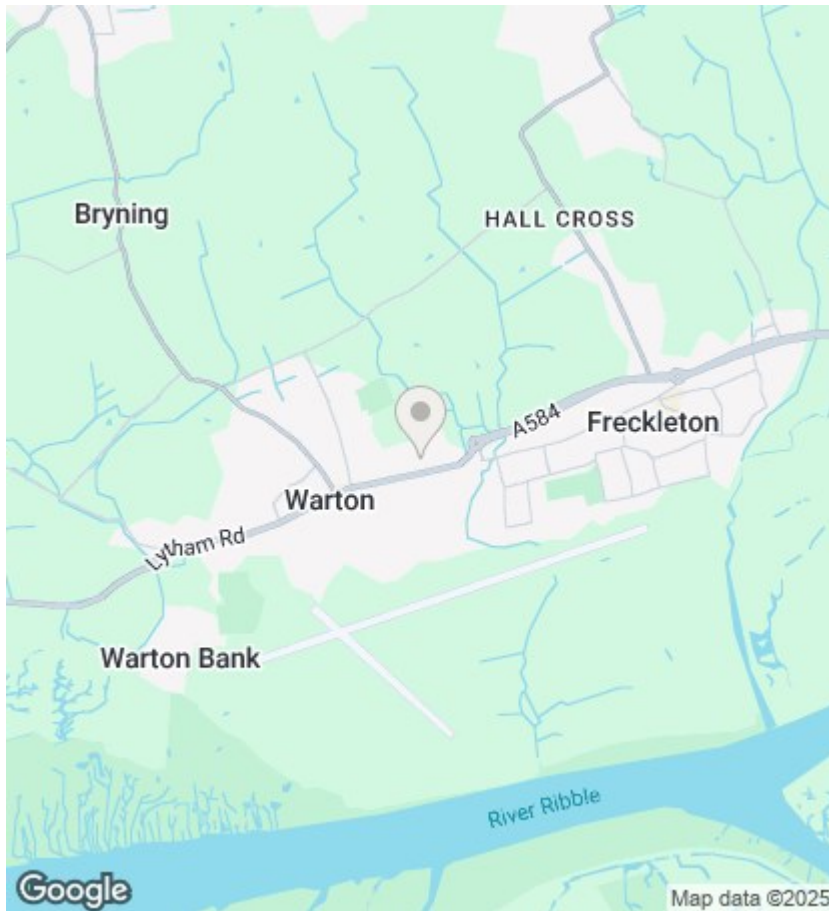
## Shower Room

8'9" x 4'9"

Opaque UPVC double glazed window to the side. White three piece suite comprising: low push button flush WC, pedestal washbasin with mixer tap and step in shower enclosure with acrylic panelled splashbacks, mixer shower controls, riser rail and shower attachment. Inset LED downlighters, tile effect laminate flooring, extractor fan and radiator.

## Exterior

Low maintenance gardens to all aspects and exterior lighting. Easy to maintain block paving and stone chippings. Ample parking space to the side of the property. Concrete pebble dashed storage shed with personal access door and UPVC double glazed window.



## 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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