



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

**Asking Price £125,000**

- Prestige 36 x 20 Residential Park Home Built Circa 2019
- Two Double Bedrooms & Two Bathrooms
- Close to Bus Routes into Lytham, Blackpool, Preston and Surrounding Areas
- \*\*\*\*\* Viewing Essential To Fully Appreciate!
- Beautifully Presented Throughout
- Situated on the popular Lynwood Park site in Warton
- Wrap Around Garden And Parking Space

# Lynwood Park, Preston PR4 1XJ

Tempo are pleased to bring to the market this 2019 built, Immaculately Presented Two Bedroom Residential Park Home. This spacious 36 x 20 Prestige 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: Entrance Hall, L Shaped Lounge / Dining Room, Kitchen, Two Double Bedrooms - The Master with En-suite Shower Room and Walk in Wardrobe and a Bathroom complete the living accommodation. Block paved driveway provides off road parking and an easy to maintain wrap around garden with concrete storage shed with power & lighting. Viewing is highly recommended to appreciate this fantastic residential park home on the popular over 55s park. Some Furniture included. No Pets allowed on the park. The site has no lease length on these properties.



Council Tax Band: A

Tenure: Leasehold



### Entrance Hallway

Entrance hallway accessible through uPVC external door. Panel radiator, ceiling light and thermostat. Carpeted flooring.

### Lounge / Dining Room

15'2" x 16'7"

Beautifully presented and spacious L-shaped lounge and dining room. Feature electric wood effect fireplace with marble effect heart and surround. Three bay UPVC windows to the front and side providing ample of natural light. Two panel radiators and three ceiling lights. Carpet and neutral decor throughout.

### Kitchen

10'7" x 9'5"

Modern fitted kitchen with eye and base level units in cream gloss and wood effect worktops. Built in appliances include: electric oven, gas hob with extractor fan, dishwasher, washing machine and fridge freezer. UPVC window and UPVC door to side elevation. Ceiling light, panel radiator and wood effect flooring. Cupboard housing Valliant Boiler.

### Bedroom 1

8'0" x 9'4"

Double master bedroom with walk-in wardrobe and en-suite shower room. UPVC window to side elevation. Ceiling light, panel radiator and carpeted flooring. Walk-in wardrobe comprises: hanging rails, shelving, panel radiator, ceiling light and carpeted flooring.

### En-suite

5'6" x 4'8"

En-suite bathroom housing a modern three piece suite comprising: Low flush WC, hand wash basin with pedestal and corner shower unit. Wood effect flooring and part tiled walls. Extractor fan and wall mounted mirror. Panel radiator and ceiling light. Frosted UPVC window to side elevation.

### Bedroom 2

9'2" x 9'3"

Second double bedroom with UPVC window to side elevation. Ceiling light, panel radiator and carpeted flooring.

### Bathroom

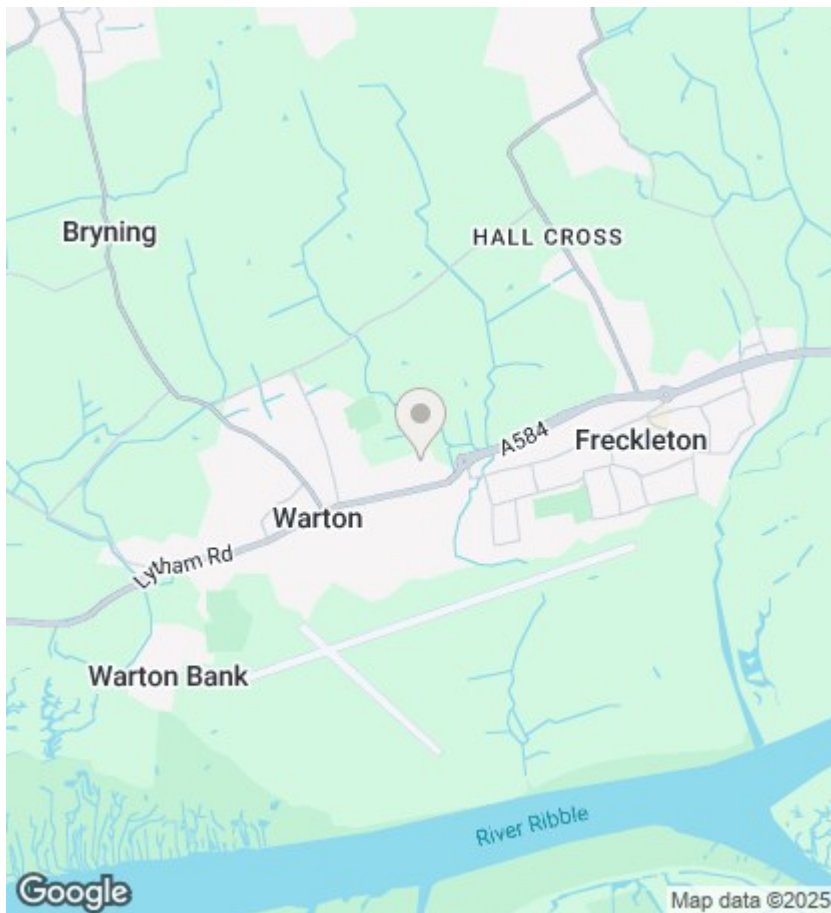
5'6" x 6'2"

Modern bathroom housing three piece suite comprising: low flush WC, handwash basin with pedestal and panel bath with overhead shower and glass shower screen. Extractor fan and wall mounted

mirror. Wood effect flooring, ceiling light and panel radiator. UPVC double glazed frosted window to the front.,

### Exterior

Easy to maintain block paved and chipped stone exterior. Space for parking to the site of the property. Concrete garden store 8ft x 6ft. with power and ;lighting. Newly built garden wall for more privacy



## 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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