



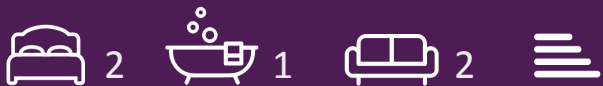
Lamaleach Park, Lamaleach Drive, Freckleton, PR4 1DF

Asking Price £139,950

- Immaculate Two Double Bedroom Residential Park Home
- Large Corner Plot and Good Sized Private South Facing Garden
- New Kitchen and Shower Room
- On Site Residents Club House
- ***** Viewing Highly Recommended !!!!
- Spacious Accommodation and Finished to a High Standard
- Perfectly Placed to Enjoy the Fylde Coast
- Ample Off Road parking
- Pets Allowed

Lamaleach Park, Lamaleach Drive, Preston PR4 1DF

Tempo are pleased to bring to the market this Immaculately presented two double bedroom Residential Park Home positioned within a large corner plot. The home has been improved considerably by its present owners and is set on the popular Lamaleach Residential Park in Freckleton, 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, open plan lounge & dining room, new fitted kitchen, two double bedrooms and newly fitted shower room. Good sized private south facing garden and ample off road parking. The site has no lease length on these properties. Pets allowed. Viewing Highly recommended !!!



Council Tax Band: A

Tenure: Leasehold



Entrance Hall

UPVC double glazed front door with attached windows opens into the entrance hall. Ceiling light, coving, vinyl floor and radiator.

Lounge

11'5" x 19'8"

Very spacious lounge with 2 UPVC double glazed windows to the side and further window to the front, allowing plenty of natural light. Coving, inset ceiling downlighters, TV aerial point and two radiators.

Open plan to-

Dining Room

7'8" x 9'10"

Sliding patio doors to the front, coving, inset ceiling downlighters and radiator.

Kitchen

12'5" x 9'10"

UPVC double glazed window and exterior door to the rear. Newly fitted kitchen with plentiful eye and base level units and complimentary laminated work surfaces and LED downlighters under wall cupboards. Integrated appliances include: larder fridge freezer, automatic washing machine, built in eye level stainless steel electric oven including microwave and inset 5 ring gas hob with illuminated extractor fan. Stainless steel 1.5 bowl sink with drainer and tall mixer tap, inset ceiling downlighters, tiled splashbacks, housing for condensing combi boiler and contemporary vertical radiator.

Inner Hall

Built in storage cupboard, loft access hatch, coving, inset downlighter and doors to-

Bedroom One

12'5" x 9'8"

Spacious master bedroom with additional useful dressing area. UPVC double glazed window to the rear, fitted recessed wardrobes and over bed storage units, coving, ceiling light and radiator.

Additional Dressing Area

4'9" x 6'6"

UPVC double glazed window to the rear and radiator.

Bedroom Two

8'8" x 9'6"

Second double bedroom. UPVC double glazed window to the front, fitted mirrored wardrobes and over bed storage units, coving, ceiling light and radiator.

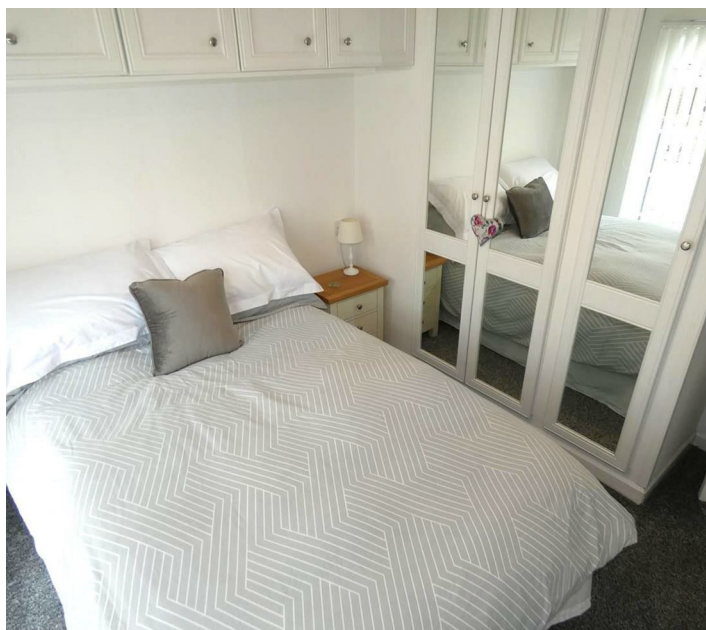
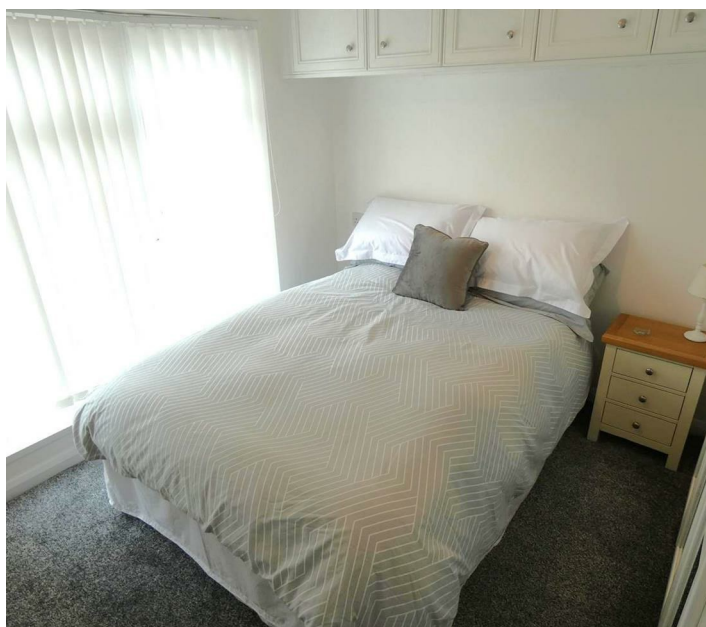
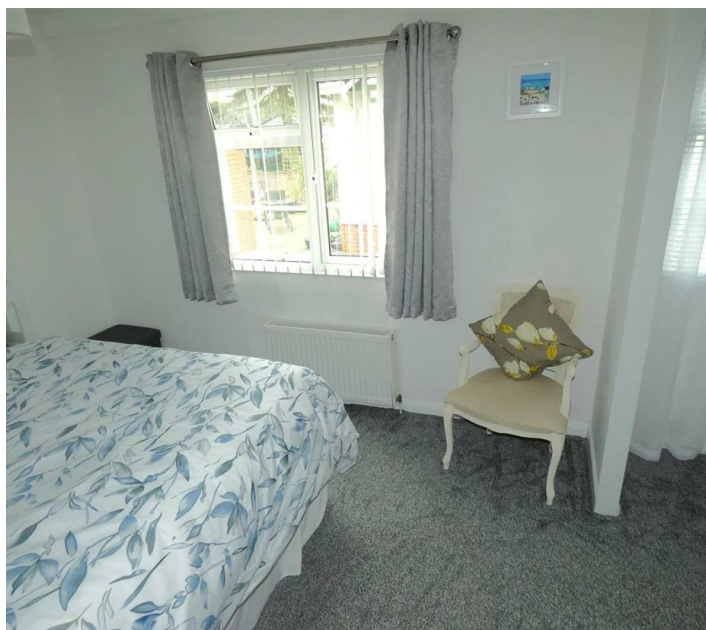
Shower Room

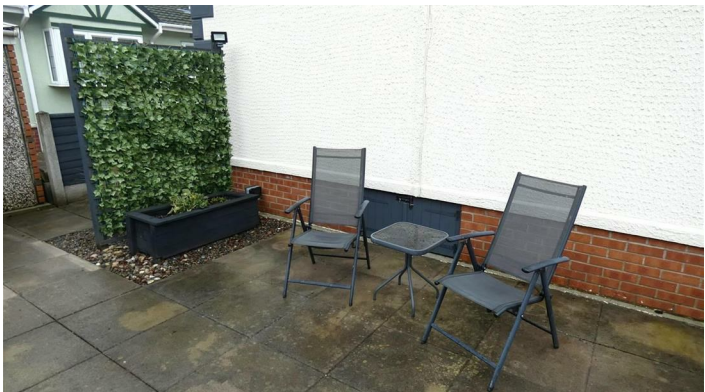
6'8" x 6'6"

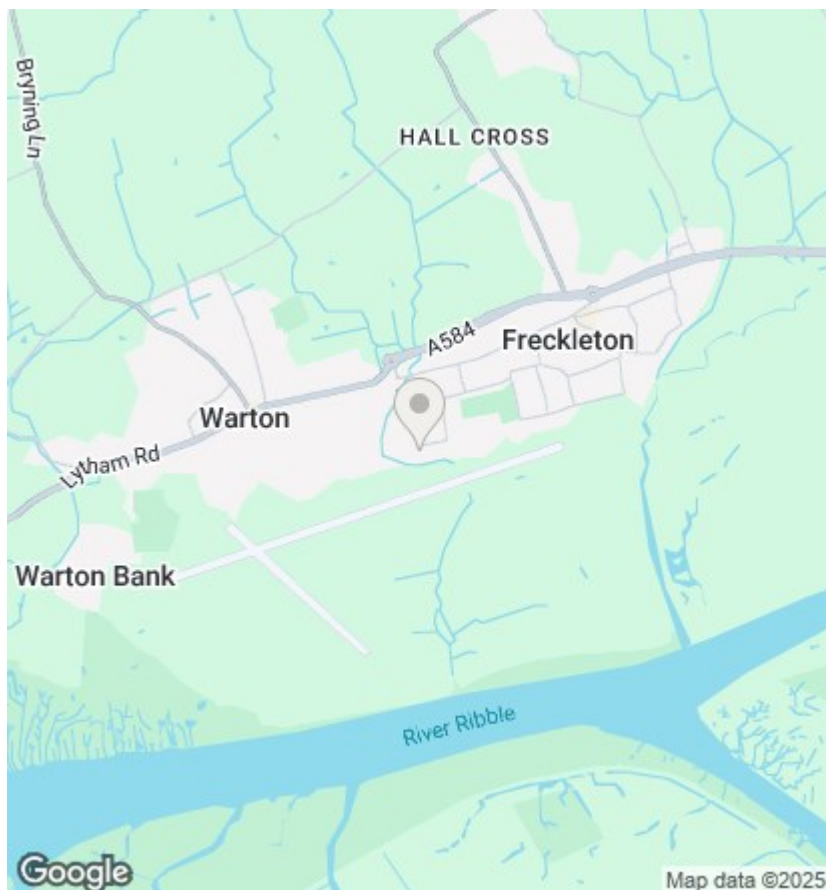
Opaque UPVC window to the front. Fantastic Newly fitted shower room with white three piece suite comprising: integral low push button flush WC and vanity washbasin with mixer tap and counter. Corner shower enclosure with mixer controls, riser rail and shower attachment. Ceramic tiled splashbacks and vinyl flooring, ceiling light, extractor fan, coving and heated towel ladder.

Exterior

Beautifully manicured outside space wrapped around the property. A good sized, easy maintained, private south facing fenced garden with paved patio, chipped stone area ideal for planters, exterior power points, and steel garden shed included. Ample off road parking to the front.







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.

Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

EPC Rating:

GROUND FLOOR
74.6 sq.m. (803 sq.ft.) approx.



for purposes only. Decorative finishes, fixtures, fittings and furniture shown are for illustrative purposes only and do not represent the current state of the property. Measurements are approximate
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