



Ash Drive, Lamaleach Park, Freckleton, PR4 1DY

Asking Price £49,995

- WELL PRESENTED RESIDENTIAL PARK HOME ON THE POPULAR LAMALEACH PARK
- EXCELLENT VALUE
- RECENTLY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- FITTED DOUBLE BEDROOM
- DRIVEWAY WITH OFF ROAD PARKING
- EASY MANAGEABLE GARDENS INCLUDING VERANDA
- ON SITE RESIDENTS CLUB HOUSE
- PETS ALLOWED
- ***** EARLY VIEWING IS RECOMMENDED!!!

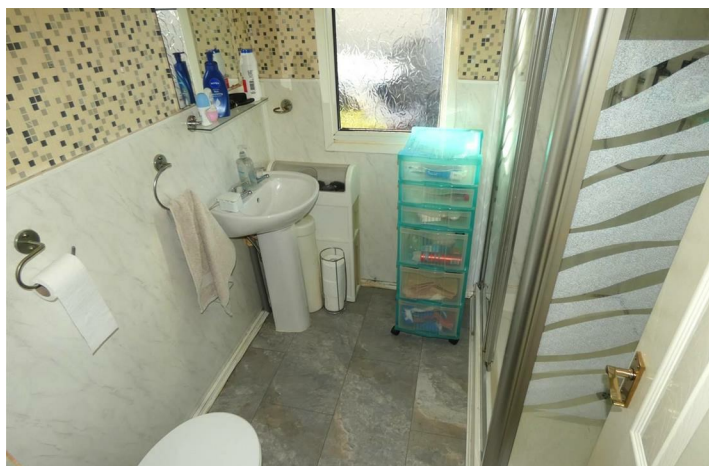
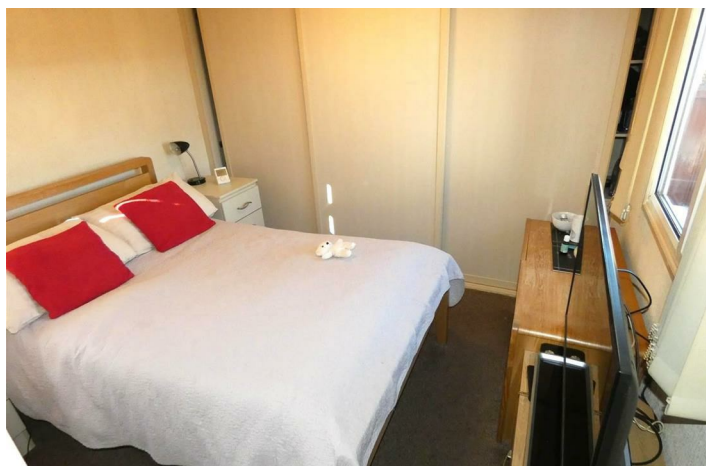
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Tempo park homes are pleased to bring to the market this well presented one bedroom park home requiring some repairs but offering excellent value. Located on the ever popular site of Lamaleach Park, approximately 10 Minutes Drive from Lytham. The Property briefly comprises: Utility Porch, Lounge, Kitchen, Inner Hall, Fitted Double Bedroom and Shower Room/WC. Off road parking and low maintenance gardens to either side including veranda. Integrated Kitchen Appliances Included!!! The site has no lease length on these properties. Viewing essential to fully appreciate!



Council Tax Band: A

Tenure: Leasehold



Utility Porch

UPVC glazed door opens into this useful utility porch. UPVC window, fitted worktop, plumbing for washer and dryer, ceiling light and vinyl flooring.

Lounge

12'0" x 9'10"

Large UPVC double glazed bay window to the front elevation, single double glazed window and UPVC door to the side elevation leading to the veranda, ceiling light, feature electric fire place with wooden surround and radiator.

Kitchen

9'10" x 7'8" (9'7" x 7'5")

UPVC double glazed window to the side. Recently fitted kitchen with a range of eye and base level gloss units with worktops in U shaped design. Inset gas hob with chimney cooker hood, eye level built in electric oven, integrated dishwasher and inset steel sink and drainer with mixer tap. Housing for condensing combi boiler, ceiling spot lights, vinyl floor and radiator.

Bedroom

9'10" x 9'10"

UPVC double glazed window to side elevation and further window over looking the driveway. Full fitted floor to ceiling wardrobes down the one side of the room. Ceiling light and radiator.

Shower Room

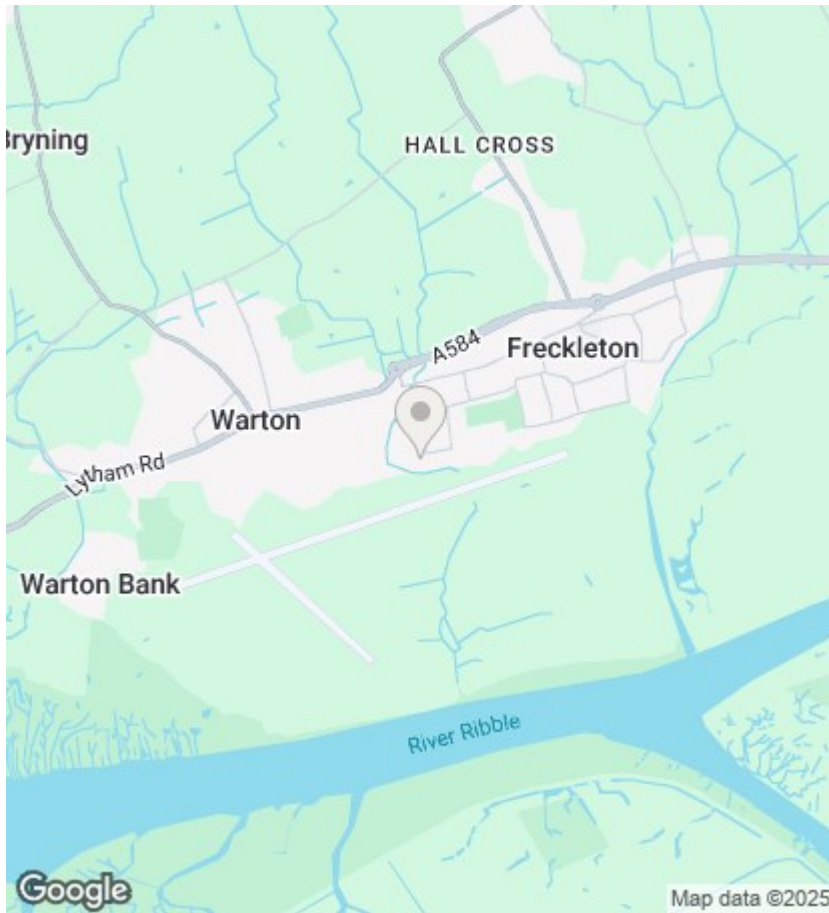
White three piece suite comprising of - large step in shower with mixer controls and shower attachment on riser rail. Pedestal wash basin and taps and low push button flush WC. UPVC double glazed window to the side elevation, acrylic panelled splashbacks, ceiling light and radiator.

Exterior

Ample off road parking, newly tarmac driveway, low maintenance wrap around gardens including artificial grass. Superior concrete storage shed with personal access door, window and power points and lighting.

Additional Information

Lamaleach Park is suitable for residents of 50+ years. Pets are welcome at park owners discretion.



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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