



Lynwood Park, Warton, Preston, PR4 1XJ

£89,950

- BEAUTIFULLY PRESENTED PARK HOME SITUATED ON LYNWOOD PARK
- NEW EXTERIOR WORK - GUTTERS, DOWNSPOUTS AND FACIAS
- FULLY DECORATED AND NEW FLOOR COVERINGS THROUGHOUT
- PARKING SPACE
- FULLY REFURBISHED AND A CREDIT TO ITS PRESENT OWNER
- NEW KITCHEN, BATHROOM, WINDOWS AND DOORS AND DOUBLE RADIATORS
- LOW MAINTENANCE GARDENS
- **** VIEW TO FULLY APPRECIATE THE HIGH STANDARD ON OFFER
!!!!!!

Lynwood Park, Preston PR4 1XJ

Tempo are pleased to bring to the market this Beautifully Presented one bedroom residential park home. This fine home has been fully refurbished and is a credit to its present owner. 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, Lounge, Dining Kitchen, Double Bedroom and Shower Room WC. Parking space and an easy to maintain wrap around garden. New windows and doors. Viewing is highly recommended to appreciate this fantastic residential park home on the popular over 55s park. No Pets allowed on the park. The site has no lease length on these properties.



Council Tax Band: A

Tenure: Leasehold



Hall

UPVC double glazed door to the side opens to the entrance hall. Built in storage cupboard, ceiling light, vinyl floor and radiator. Doors to:

Bedroom

7'8" x 12'1"

UPVC double glazed window to the side, laminate flooring, ceiling light and radiator.

Shower Room / WC

Opaque UPVC window to side of the property. Newly fitted three piece suite in white comprising: low push button flush WC, vanity wash basin with mixer tap and step in shower enclosure with electric shower controls, riser rail and attachment. Acrylic panelled splashback walls and floor, ceiling light, vinyl floor and radiator.

Kitchen / Diner

12'8" x 12'1"

UPVC double glazed windows to both sides allowing plenty of natural light, Newly fitted Fitted kitchen with eye and base level units with complimentary work surfaces . Resin sink, drainer and mixer tap, plumbing for auto washer and dryer. Housing for central heating boiler, ceiling light, laminate floor and radiator.

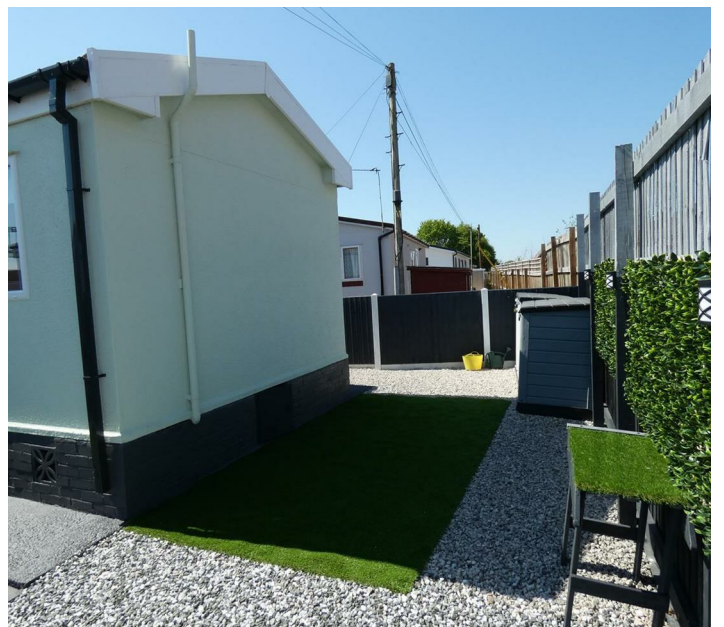
Lounge

12'4" x 12'1"

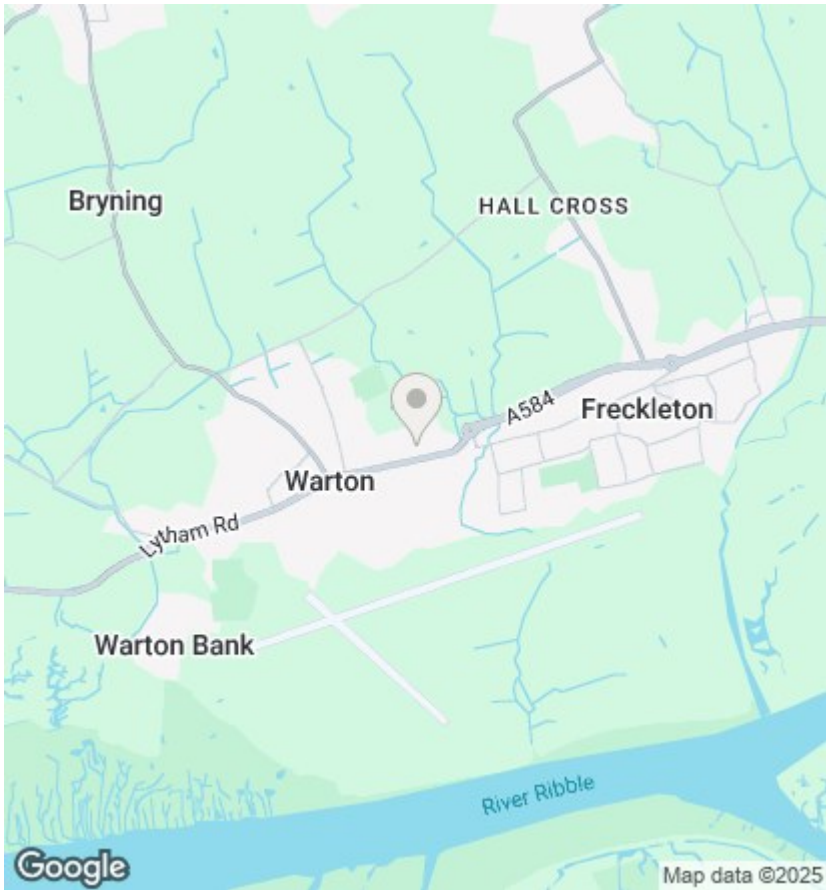
UPVC double glazed windows to the front and side and additional exterior door. Laminate floor, TV point, ceiling light and radiator.

Exterior

Low maintenance gardens to all aspects. Easy to maintain paving, artificial grass and stone chippings. Space for parking to the front of the property.







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:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

42.4 sq.m. (457 sq.ft.) approx.



for purposes only. Decorative finishes, fixtures, fittings and furniture shown are for illustrative purposes only. Measurements are approximate. Made with Metropix © 2025

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