



## Lamaleach Park, Lamaleach Drive, Freckleton, Preston, PR4 1DZ

- RESIDENTIAL PARK HOME ON THE POPULAR LAMALEACH PARK
- SOME FURNITURE INCLUDED
- EASY MANAGEABLE GARDENS
- PETS ALLOWED
- EXCELLENT VALUE
- DRIVEWAY WITH OFF ROAD PARKING
- ON SITE RESIDENTS CLUB HOUSE

Contact Annette & Team Tempo **NOW**

**01772 633399**  
**info@tempoestates.co.uk**  
**www.tempoestates.co.uk**



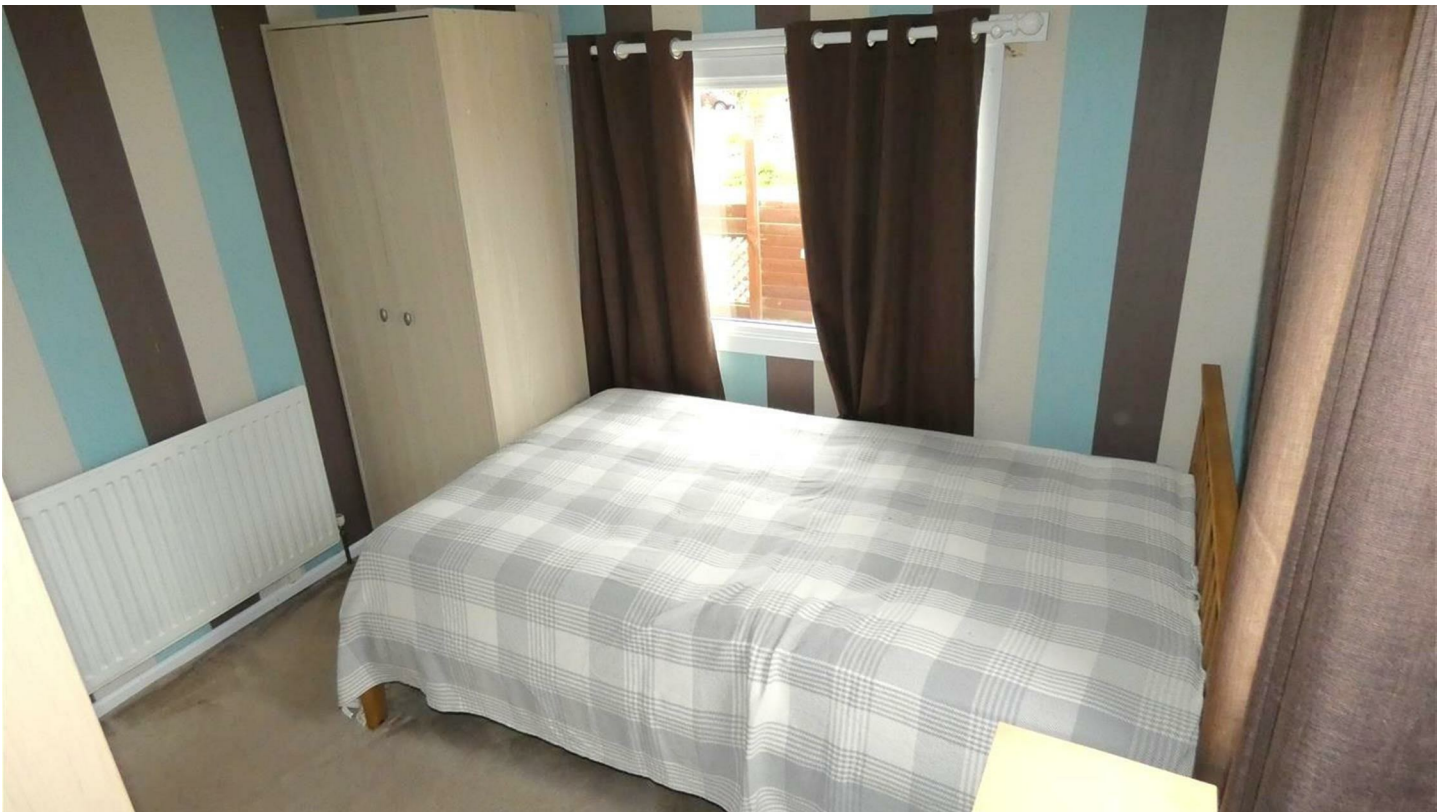
# Lamaleach Park, Lamaleach Drive, Freckleton, Preston PR4 1DZ

Tempo park homes are pleased to bring to the market this one bedroom park home offering excellent value and located on the ever popular site of Lamaleach Park, approximately 10 Minutes Drive from Lytham. The Property briefly comprises: Utility Porch, Lounge, Kitchen, Double Bedroom and Shower Room/WC. Off road parking and low maintenance gardens to either side. Some furniture included!!! The site has no lease length on these properties.



Council Tax Band: A

Tenure: Leasehold



### **Utility Porch**

16'0" x 3'11"

UPVC window to the side and doors at the front and rear open into this useful utility porch. Wall light and tile effect laminate flooring.

### **Lounge**

10'5" x 9'2"

UPVC double glazed window to the front and side elevation. Ceiling light, and radiator.

### **Kitchen**

7'4" x 9'2"

UPVC double glazed window to the side. Fitted kitchen with a range of eye and base level units with worktops. Electric cooker point, inset steel sink and drainer with mixer tap, fitted storage cupboards, ceiling light, tile effect laminate floor and wall mounted condensing combi boiler.

### **Bedroom**

9'3" x 9'3"

UPVC double glazed window to the rear and side elevations, ceiling light and radiator.

### **Shower Room**

6'11" x 6'2"

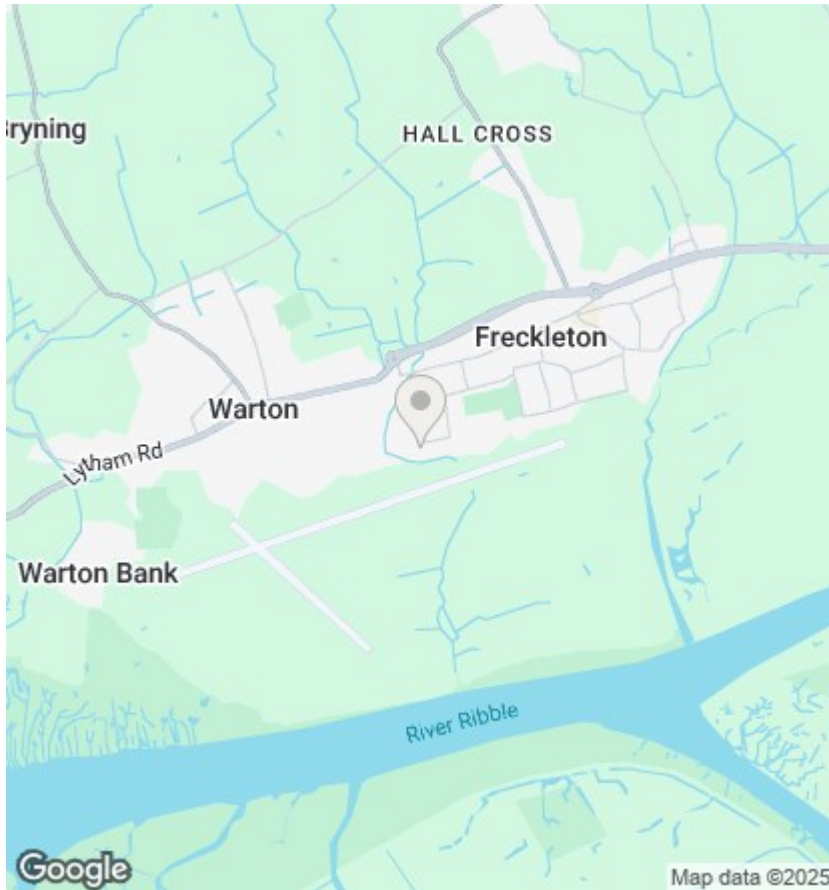
White three piece suite comprising of -step in shower with mixer controls and shower attachment on riser rail. Pedestal wash basin and mixer tap and low level push button flush WC. UPVC frosted double glazed window to the side elevation, tiled walls, ceiling light and extractor fan.

### **Exterior**

Ample off road parking with driveway, low maintenance wrap around gardens and timber storage shed with power points and lighting that could be reconnected.

### **Additional Information**

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



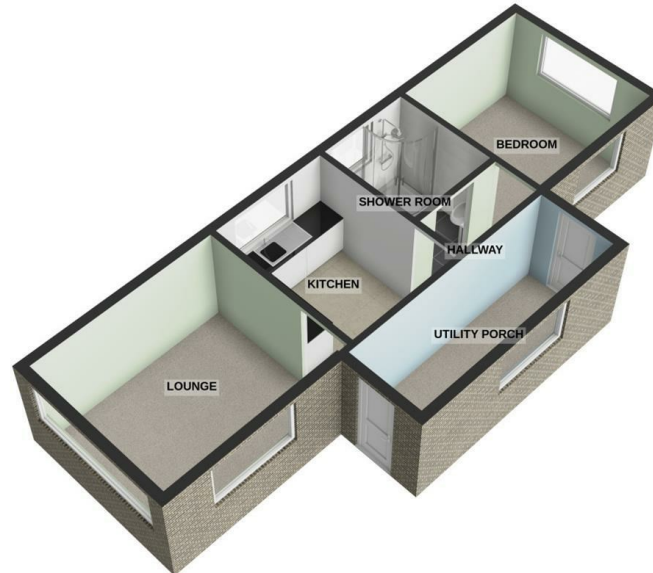
## Notice

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.

GROUND FLOOR  
41.9 sq.m. (451 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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