



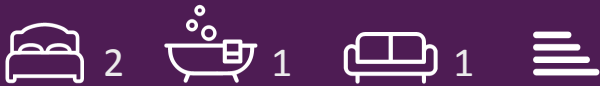
Lynwood Park, Warton, Preston, PR4 1XJ

Asking Price £155,000

- Brand New Prestige Sonnet Residential Park Home, Located On The Quiet Lynwood Park Residential Site
- New Furniture, Curtains & Blinds Included
- 2 Bedrooms & Family Bathroom
- Low Maintenance Gardens With Off Road Parking
- ***** No Chain Delay !!!!
- High Specification Model, Fabulous Interior And Fully Fitted
- Lounge Diner & Separate Kitchen
- Beautifully Presented Throughout
- Viewing Recommended

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Tempo are pleased to bring to the market this Brand New, Immaculately Presented Two bedroom Residential Park Home. The 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: Lounge Diner, Kitchen, Two Bedrooms, and Main Bathroom with bath and over head shower. Block paved driveway provides ample off road parking and an easy to maintain wrap around garden. High specification Prestige Sonnet Lodge Model. Viewing is highly recommended to appreciate this fantastic residential park home on the popular over 55s park. New Furniture included. No Pets allowed on the park. The site has no lease length on these properties. No Chain Delay!!!!



Council Tax Band: A

Tenure: Leasehold



Entrance

Glazed entrance door leads to entrance area with inset doormat, hanging hooks and bench with inset spotlight.

Lounge Diner

Beautifully presented carpeted open plan lounge diner with three UPVC double glazed windows to the front and side allowing plenty of natural light. Wall mounted electric fire with aerial point. Power points with integral USB connections, two ceiling lights and two radiators.

Kitchen

UPVC double glazed windows to the rear and glazed exterior door allowing plenty of natural light. New fitted kitchen with ample eye and base level units and complimentary wood effect work surfaces including matching upturn splashbacks. Integrated appliances include: tall fridge freezer, dishwasher and washing machine. Built in oven with four ring gas hob, illuminated extractor hood and splashback plate above. Stainless steel sink with drainer and mixer tap, ceiling lights, wood effect laminate flooring and radiator. Cupboard housing Valliant boiler and storage.

Bedroom One

UPVC double glazed window to the front. Double bedroom with range of furniture including: knee hole dressing table with stool, headboard and bedside cabinets. Built in double wardrobe with hanging rail and shelf. Ceiling light and radiator.

Bedroom Two

Second double bedroom with UPVC double glazed window to the rear. Bedside cabinets, headboard and built in wardrobe with hanging rail and shelf. Ceiling light and panel radiator.

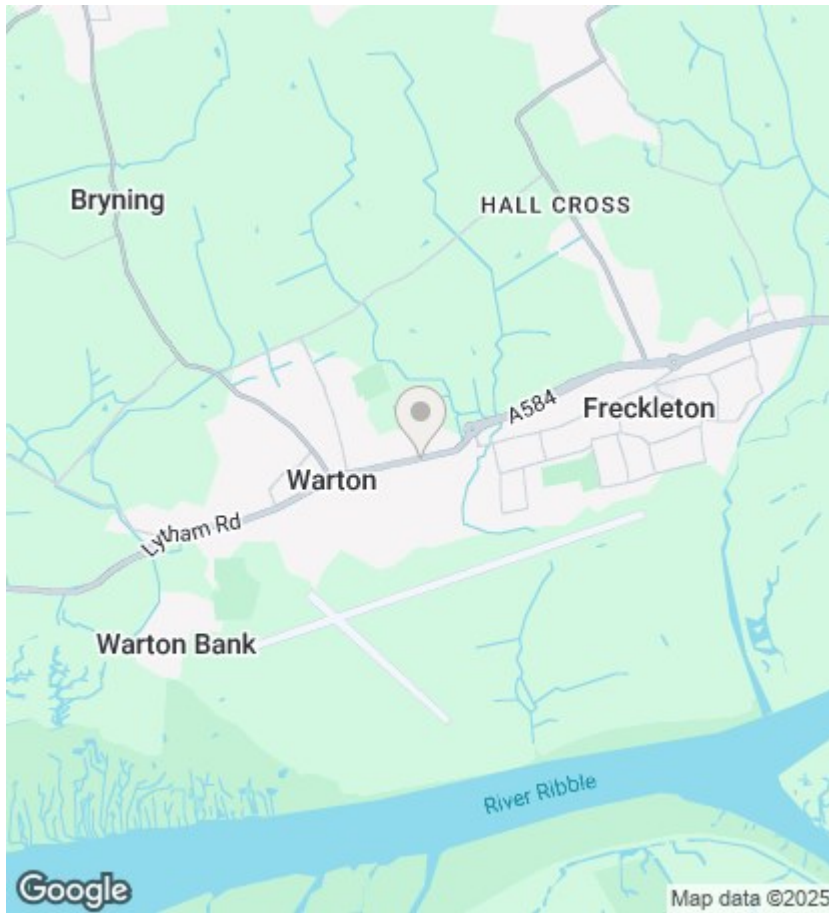
Bathroom

Opaque UPVC double glazed window to the side. White three piece suite comprising: low flush WC, inset hand wash basin over vanity unit and panel bath with shower attachment. Ceiling light, wood effect flooring, extractor fan and shaving point.

Exterior

Low maintenance gardens to all aspects. Easy to maintain block paving driveway providing ample parking to the side of the property. Stone chipping to the front and rear with concrete pebble dashed storage shed with personal access door and UPVC double glazed window.





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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