



Poplar Drive, Lamaleach Park, Freckleton, PR4 1ET

- Well Presented One Bedroom Residential Park Home
 - CHAIN FREE
 - Situated On a Large Corner Plot
 - Low Maintenance Gardens
- Viewing Recommended to Fully Appreciate
- Located on Lamaleach Park in Freckleton
- Ample Off Road Parking for Several Vehicles
 - Sunny Timber Decking Area
 - Furniture Included In Sale

Contact Annette & Team Tempo **NOW**

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Lamaleach Drive, Freckleton, Preston PR4 1EG

Tempo are pleased to bring to the market this CHAIN FREE one bedroom park home situated on large corner plot. Located on the ever popular site of Lamaleach Park, approximately 10 Minutes Drive from Lytham. Property briefly comprises: Entrance Hall, Lounge, Kitchen, Bedroom and Shower Room. Ample off road parking for several vehicles and low maintenance gardens with sunny timber decking area. Furniture included, sold as seen. WiFi connection and boiler recently serviced. Viewing essential to fully appreciate.



Council Tax Band:

Tenure: Leasehold



Entrance Hall

Approached via uPVC door to hallway with ceiling light and tiled effect flooring.

Lounge

11'2" x 9'2"

Cosy reception room housing feature electric fire with storage behind, uPVC windows to front and side elevation and uPVC external door allowing ample natural light. Matching sofa and chair included, cupboard for additional storage, ceiling light and panel radiator.

Kitchen

9'9" x 8'9"

Fitted kitchen housing range of wood effect eye and base level units with complementary worktops. Four ring counter top electric hob, under counter washing machine and freestanding fridge freezer. Stainless steel sink with mixer tap and drainer, storage cupboard housing boiler, tile effect flooring and tiled splashback. uPVC windows to both side elevations, panel radiator, extractor fan and ceiling light.

Shower Room

8'1" x 7'4"

Sliding door leads to fitted shower room with three piece suite comprising: low flush WC, inset hand wash basin with vanity unit below and walk in electric shower unit. Laminate flooring, part tiled walls and storage cupboards. Ceiling light, extractor fan and heated towel radiator.

Bedroom

8'1" x 7'4"

Spacious double bedroom housing ample storage with wardrobes, drawers and overhead storage. uPVC window to rear elevation overlooking rear garden, panel radiator and ceiling light.

Exterior

Situated on large corner plot with low maintenance wrap around tarmac gardens and mainly paved and tarmac with gravel driveway providing ample parking for several cars. Timber decking area which acts as a sun trap, ideal for outside entertaining and relaxing. Ample external storage with metal shed and storage box.





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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