



LOVE HOMES
INDEPENDENT ESTATE AGENTS



£60,000 Secure Tenure

A well appointed residential park home located on the sought after Burlingham Park in Garstang. Offered with no onward chain and ready for immediate occupation. There is one Double Bedroom, Lounge, Kitchen, Utility, Shower Room and allocated Parking Space. Solar Panels and GCH.

- Full Residential Park Home
- Lounge, Kitchen & Shower Room
- Allocated Parking Space
- Pets Allowed
- Solar Panels /Battery
- No Chain Delay

Council Tax Band: A

Tenure: Secure Tenure

Ground Rent: £101 per month (reviewed every 1 years)

A well appointed residential park home located on the sought after Burlingham Park in Garstang. Offered with no onward chain, and ready for immediate occupation. There is One Double Bedroom, Lounge, Kitchen, Utility, Shower Room and allocated Parking Space. The home has the added benefits from Solar Panels and Gas Central Heating. View early to avoid disappointment.

Entrance Porch

w: 1.2m x l: 2.35m (w: 3' 11" x l: 7' 9")

Paved steps and handrail lead to the Entrance Porch. There is a decorative upvc double glazed front door, upvc double glazed window to the side elevation, central heating radiator, plumbing for an automatic washing machine, space for a fridge and ceiling light point.

Lounge

w: 2.91m x l: 3.49m (w: 9' 7" x l: 11' 5")

A light and bright Lounge with a upvc double glazed picture window to the front elevation, upvc double glazed window to the side elevation and a solid upvc door to the side elevation. There are two central heating radiators, telephone point, television aerial point and a ceiling light point.

Kitchen

w: 2.29m x l: 2.9m (w: 7' 6" x l: 9' 6")

The Kitchen is fitted with a range of wall and base units with tiled splashback. There is a stainless steel inset sink with single drainer and mixer tap, cooker, wall mounted boiler, tiled floor and a ceiling light point. There are upvc double glazed windows to both sides.

Bedroom 1

w: 2.9m x l: 3.34m (w: 9' 6" x l: 10' 11")

Bedroom 1 is a lovely light room with upvc double glazed windows to the rear and side elevations. There is a central heating radiator and ceiling light point.

Shower room

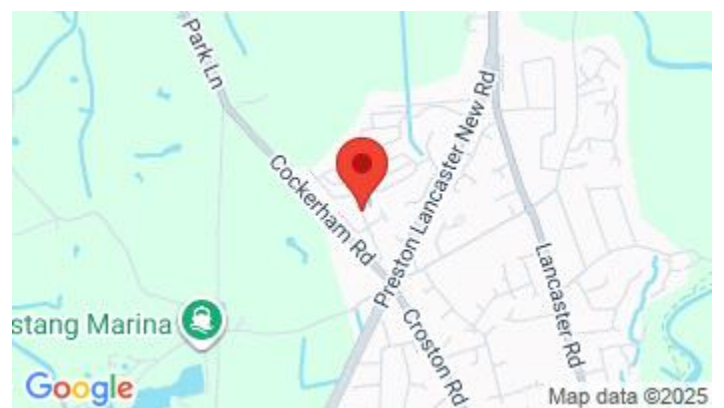
w: 1.23m x l: 2.12m (w: 4' x l: 6' 11")

This fully tiled Shower room is fitted with a double shower cubicle, corner sink with mixer tap and a low level WC with push button flush. There is a central heating radiator, tiled floor, ceiling light point and a upvc double glazed obscured glass window to the side elevation.

Outside

Externally the home has a paved and gravelled patio area with hedge screening, external lighting and an outside tap. There is allocated parking for one vehicle on a site car park.





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.