

9 PARK ROAD, PENWORTHAM RESIDENTIAL PARK

PENWORTHAM, PRESTON, PR1 9YD

£119,950

MARIE HOLMES

SALES | LETTINGS | MORTGAGES





Key Features

- Beautifully Presented Two Bedroom Park Home
- Exclusively for the Over 50's
- Situated Within Penwortham Residential Park
- Well Maintained & Ready to Move Into
- Bright & Spacious Lounge with Feature Fireplace
- Modern Fitted Kitchen with Ample Storage
- Two Bedrooms with Fitted Bedroom Furniture
- Well-Appointed Shower Room
- Low-Maintenance Gardens Wrapping Around the Home
- Private Off-Road Parking & Convenient Location

Property Summary

A BEAUTIFULLY PRESENTED TWO-BEDROOM PARK HOME, EXCLUSIVELY FOR THE OVER 50s, OFFERING LOW-MAINTENANCE LIVING WITHIN THE POPULAR PENWORTHAM RESIDENTIAL PARK.

Situated within the well-established and highly regarded Penwortham Residential Park, this delightful bungalow-style park home offers an excellent opportunity for those seeking comfortable, manageable accommodation in a peaceful residential setting. Conveniently positioned within easy reach of local amenities, shops and public transport links, the property combines a relaxed lifestyle with everyday convenience. Having been lovingly maintained by the current owners, the home is presented to a lovely standard throughout and is ready for its new owners to move straight into. Accessed via steps to the side, the accommodation opens into a bright and welcoming lounge, enjoying an abundance of natural light and featuring an attractive wall-mounted fire, creating a cosy and inviting space in which to relax.

The modern fitted kitchen offers a practical arrangement of wall and base units, providing ample storage and space for essential appliances. There are two bedrooms, comprising a comfortable double bedroom and a versatile single bedroom, both benefiting from fitted bedroom furniture. A well-appointed shower room completes the internal accommodation.

Externally, the property enjoys attractive, low-maintenance gardens wrapping around the home, providing pleasant outdoor spaces without the upkeep of a traditional garden. A private driveway to the side offers convenient off-road parking.

An ideal choice for those looking to downsize without compromising on comfort, this charming park home offers an appealing lifestyle within a friendly, established over-50s community. Early viewing is highly recommended.

Hallway

3'4" x 12' (1.01 x 3.66)
Entrance via a UPVC glazed door to the side elevation. Doors leading off to all accommodation. Carpeted. Ceiling light fitting. Central heating radiator.

Lounge

11'3" x 14'2" (3.43 x 4.33)
UPVC double glazed bay window to the front and side elevations. UPVC double glazed door to the side elevation. Carpeted. Ceiling light fitting. Ceiling light fitting. Wall mounted modern electric fire. TV aerial socket.

Kitchen

11'3" x 7'2" (3.44 x 2.18)
UPVC double glazed windows to the side elevations. Features a range of modern eye and base level units in cream Shaker style with contrasting complementary work surfaces over. Tiled splashbacks. Inset stainless steel sink and drainer unit with mixer tap. Integrated appliances include electric fan assisted oven, induction hob and extractor over. Space for freestanding fridge freezer. Pantry storage cupboard. Plumbed and space for a washing machine. LVT flooring. Radiator.

Bedroom One

11'3" x 9'2" (3.43 x 2.79)
UPVC double glazed bay window to the rear elevation. Features a range of fitted robe and drawer storage. Ceiling light fitting. Carpeted. Radiator.

Bedroom Two

7'9" x 6'5" (2.35 x 1.95)
UPVC double glazed bay window to the side elevation. Features fitted robe storage. Ceiling light fitting. Carpeted. Radiator.

Shower Room

7'9" x 5'5" (2.35 x 1.65)
UPVC double glazed obscured window to the side elevation. Features a modern three piece suite in white comprising of a low flush W.C, wash hand basin set within vanity unit with cupboard storage and walk in shower with thermostatic controlled mixer shower. Chrome towel ladder radiator. Vinyl flooring.

Exterior

To the front, an extensive paved area is complemented by a central decorative gravelled feature, creating a smart and welcoming first impression. A generous paved driveway to the side provides convenient off-road parking, whilst timber fencing defines the boundaries.

A pathway leads alongside the property to a delightful, privately enclosed garden area, thoughtfully landscaped with a combination of decorative gravel, stepping stones and artificial lawn, ensuring minimal upkeep throughout the year.

The garden offers a wonderful space for outdoor relaxation, featuring a timber pergola, an attractive seating area and established greenery providing a pleasant backdrop. Decorative hanging baskets and ornamental features add character and colour, whilst a substantial timber garden shed provides excellent additional storage.

Designed with ease of maintenance in mind, the outdoor space offers the perfect balance of practicality, privacy and enjoyment, making it particularly appealing to those seeking a relaxed, low-maintenance lifestyle.

Additional Information

The current site fee is £197 per calendar month. Water is supplied through the park and is currently charged at approximately £77 per quarter. Electricity is individually metered and billed directly through the site, whilst the property benefits from LPG gas.

The property falls within Council Tax Band A.













The park is exclusively for residents aged 50 years and over, and pets are permitted, subject to the park's terms and conditions.

Please note that all charges are subject to change, and prospective purchasers are advised to verify the current fees and park regulations prior to purchase.

Agents Notes

VIEWING:
Viewing is strictly by appointment only. Please contact our offices.

INFORMATION:
Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:
Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:
All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?
If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.











Additional Information

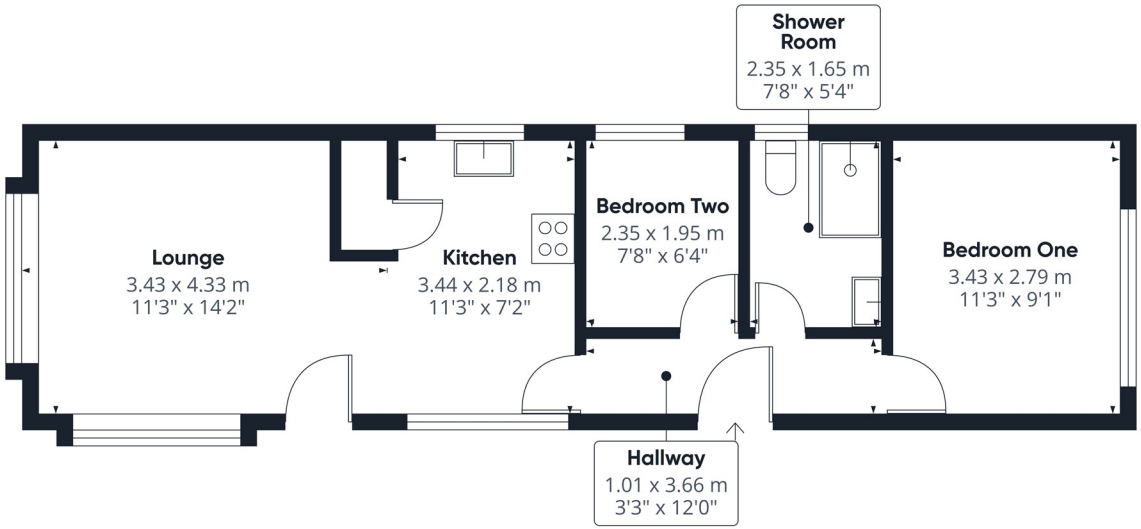
Local Authority – South Ribble Council

Council Tax – Band A

Viewings – By Appointment Only

Tenure – Freehold

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Approximate total area(1)

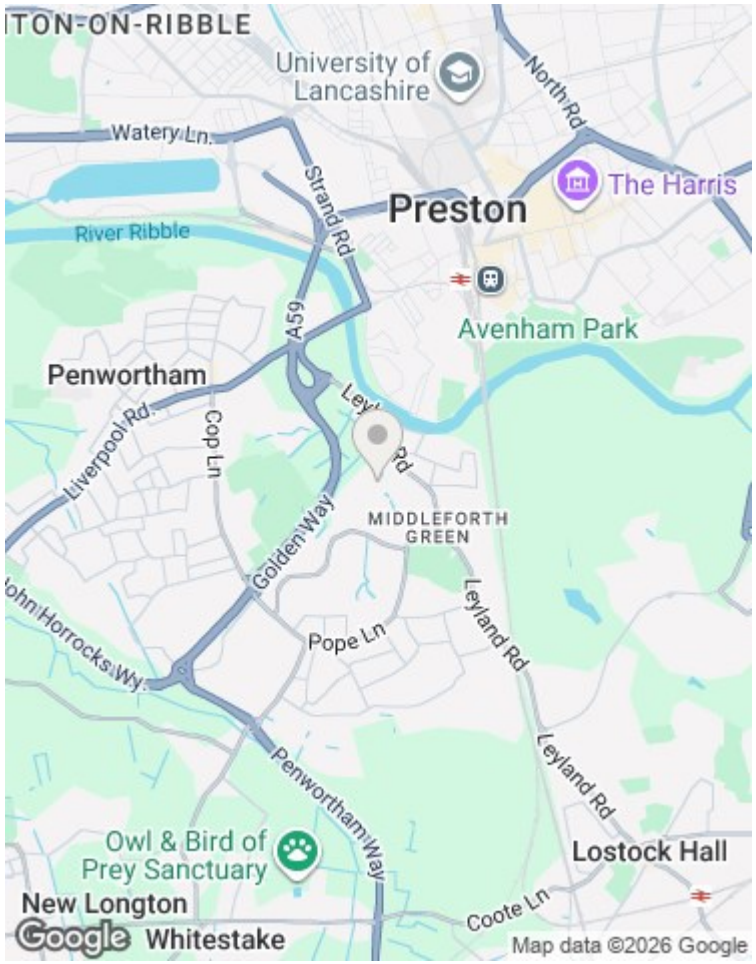
45.6 m²

492 ft²

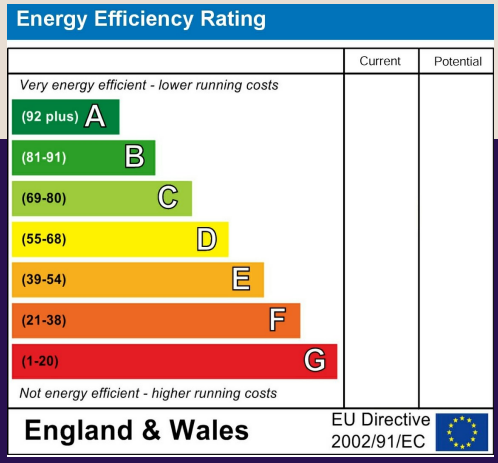
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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