



LOVE HOMES
INDEPENDENT ESTATE AGENTS



£99,950 Secure Tenure

A small, select park, ideally located in a quiet residential area, close to the Historic Market Town of Garstang. The location of this 2 bed home provides excellent transport links with a bus stop close by and also ease of access to motorways. Local amenities are a five minute drive away.

- Full Residential Park Home
- In need of modernisation
- Lounge Diner
- No Onward Chain
- Parking and garden
- Two double bedrooms

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Council Tax Band: A (Wyre Borough Council)
Tenure: Secure Tenure
50 and over
Pets Permitted
Water payable to United Utilities
Gas is mains, choice of your own supplier
Electric payable to site quarterly
Service Charge: £227.74
Garden details: Terrace

Kitchen

w: 2.78m x l: 2.95m (w: 9' 1" x l: 9' 8")

The Kitchen is fitted with a range of wall and base units with a single sink and drainer and tiled splash backs. There is a 4 burner gas hob, built under cooker with extractor over, space for a fridge freezer, plumbing for an automatic washing machine and a storage cupboard housing the boiler and hot water cylinder with space for kitchen utensils. There is a central heating radiator, recessed ceiling downlighting, upvc double glazed window to the side elevation and a upvc double glazed obscured glass door to the side.

Lounge/diner

w: 1.57m x l: 2.98m (w: 5' 2" x l: 9' 9")

The Lounge/diner L Shaped and has been measured in two areas. The Lounge is a lovely bright room with upvc double glazed windows to three elevations. There is an electric fire with surround and tiled hearth, three radiators, television point, plush carpet and ceiling light points.

Access

The dining area has solid oak flooring, a telephone point and doors leading through into the Kitchen and Inner Hallway.

Inner hallway

The Inner hallway is L shaped and has a upvc double glazed obscured glass window to the side elevation. There is a central heating radiator, laminate flooring, smoke alarm and a ceiling light point.

Bedroom 1

w: 2.93m x l: 3.75m (w: 9' 7" x l: 12' 4")

Bedroom 1 is fitted with wardrobes, store cupboards above and a vanity unit with drawers. There is a central heating radiator, laminate flooring, ceiling light point and a upvc double glazed window to the rear elevation.

Bedroom 2

w: 2.74m x l: 2.94m (w: 9' x l: 9' 8")

Bedroom 2 is fitted with wardrobes, has laminate flooring, a ceiling light point and a upvc double glazed window to the rear elevation.

Shower room

w: 1.69m x l: 2.01m (w: 5' 7" x l: 6' 7")

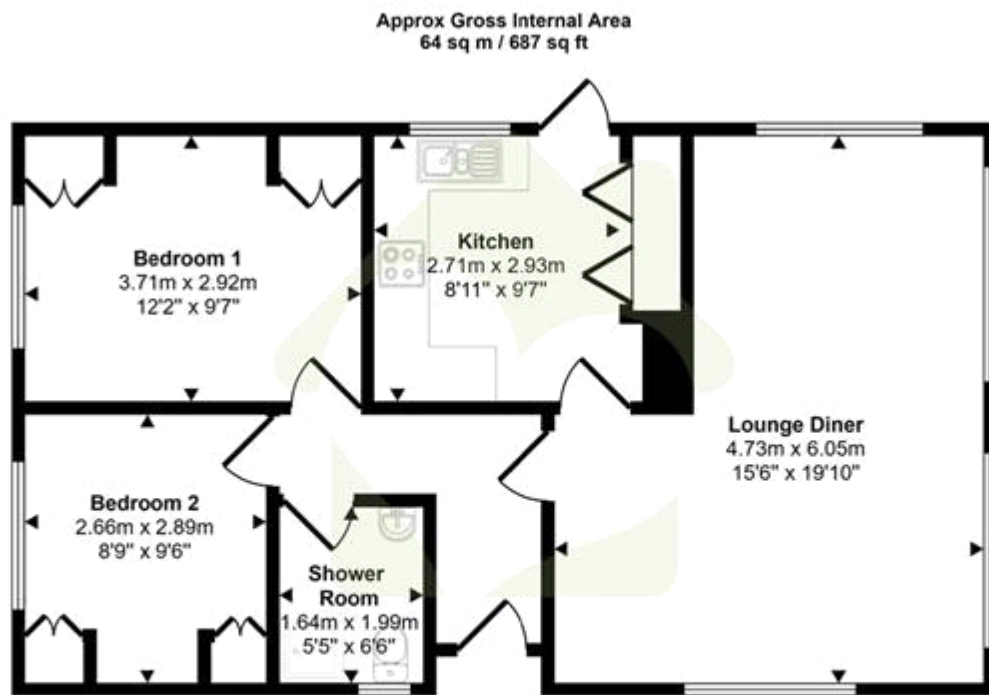
The Shower room is fitted with a three piece suite and comprises of a walk in shower cubicle with electric shower above, a low level WC, wash hand basin set with mixer tap and set within a vanity unit. There is a ceiling light point, cushion flooring and a upvc double glazed obscured glass window to the side elevation.

Outside

Outside there are two side steps with side railings to both entrance doors. There are paved and gravelled areas, trellis archway with side screen, a garden shed and store, outside tap, small garden area mainly laid to lawn and driveway parking.



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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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.