



Lynwood Park, Warton, Preston, PR4 1XJ

- One Bedroom Residential Park Home
- Central Heating & UPVC Double Glazing
 - Requires Some Modernising
 - **** Priced To Sell
- Situated on the Popular Lynwood Park
- Wrap Around Gardens & Driveway
 - Excellent Opportunity

Contact Annette & Team Tempo **NOW**

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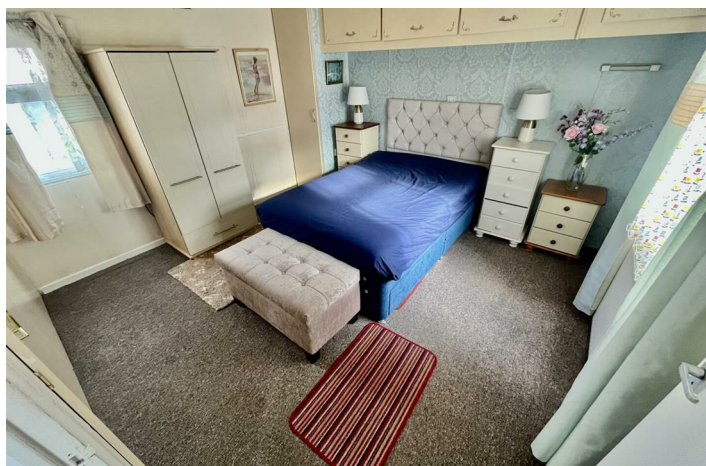
Lynwood Park, Warton, Preston PR4 1XJ

Tempo are pleased to bring to the market this one bedroom residential park home, 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: Entrance Hall, Lounge, Dining Kitchen, Double Bedroom and Shower Room WC. Parking space and an easy to maintain wrap around garden. Central Heating and UPVC Double Glazing. Priced To Sell!!!! No Pets allowed on the park. The site has no lease length on these properties.



Council Tax Band: A

Tenure: Leasehold



Entrance Hall

UPVC double glazed door to the side opens to the entrance hall with radiator. Doors to:

Lounge

11'7" x 11'10"

UPVC double glazed windows to the front and side and additional exterior door. Fireplace with electric fire as the focal point and radiator.

Dining Kitchen

13' x 11'10"

The dining kitchen provides a practical and well-laid-out area for cooking and dining. It includes fitted cabinetry with a muted blue finish, wood-effect work surfaces, and essential appliances such as a freestanding cooker, washing machine, and fridge freezer. Light-coloured flooring and windows either side allowing in natural light help keep the space bright and airy. Built in storage cupboard housing the boiler.

Bedroom

10'8" x 11'10"

UPVC double glazed windows to either side, fitted wardrobes and radiator.

Shower Room

6'7" x 5'7"

The shower room is functional and neatly presented, containing a step in large shower enclosure with glass sliding doors, a vanity wash basin with cabinet storage, and a close-coupled toilet. A window allows natural light to enter, maintaining a fresh and airy feel. Tiled splashbacks and laminate flooring.

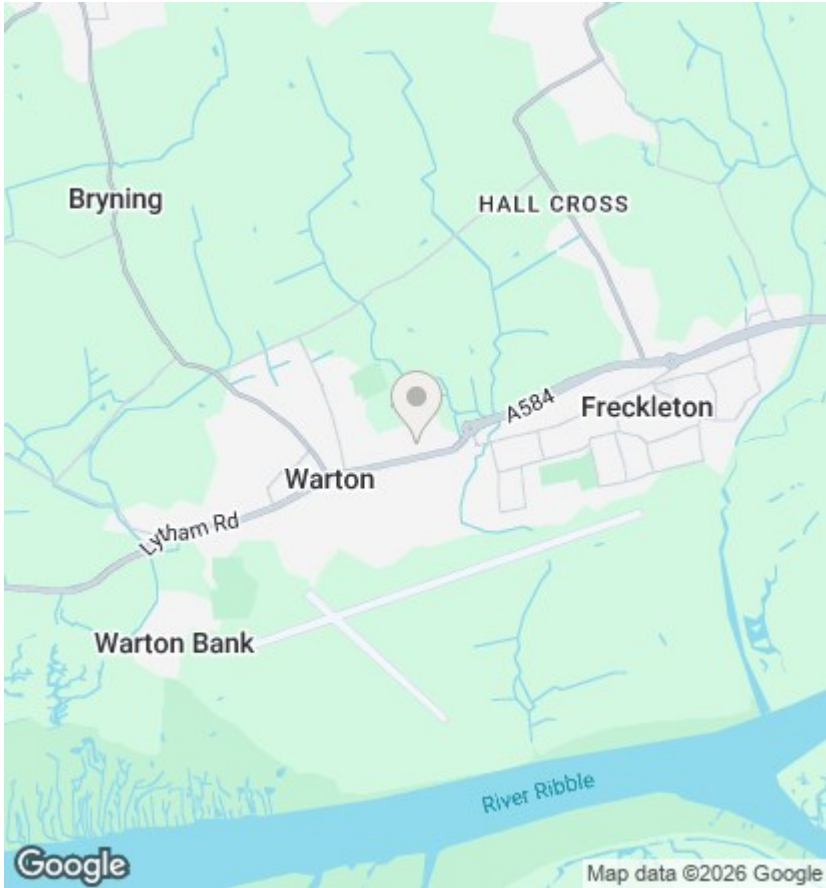
Exterior

Low maintenance gardens to all aspects. Easy to maintain paving, planters and stone chippings. Space for parking to the front of the property.

Rear Garden

Outside, the property benefits from a paved area running alongside the home, bordered by planted beds that add a touch of greenery. There is a small patio space with seating, ideal for outdoor relaxation or dining. The exterior is neat and well-maintained, offering a pleasant outdoor environment with some natural surroundings beyond the boundary.





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.

Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



43 LYNNWOOD PARK

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floorplan and any other details with the agent. No guarantee is given for the accuracy or efficiency of the plan. Plans are for guidance only and no guarantee is given for the accuracy or efficiency of the plan. Plans are for guidance only and no guarantee is given for the accuracy or efficiency of the plan. Plans are for guidance only and no guarantee is given for the accuracy or efficiency of the plan.

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