tempo PARK HOMES

£54,995

Lynwood Park, Warton, Preston, PR4 1XJ

- TWO BEDROOM RESIDENTIAL PARK HOME WHICH OFFERS EXCELLENT VALUE
- SITUATED ON THE QUIET LYNWOOD PARK, CLOSE TO THE FYLDE COAST AND ITS AMENITIES
- LOW MAINTENANCE GARDENS
- PARKING SPACE
- ****NO CHAIN DELAY!!!

Contact Annette & Team Tempo *NOW*

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Lynwood Park, Bryning With Warton, Preston PR4 1XJ

Two Bedroom Residential Park Home which offers excellent value!!! 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, further Single Bedroom and Bathroom WC. Parking space and an easy to maintain wrap around garden. Over 55s and No Pets allowed on the park. The site has no lease length on these properties. No Chain Delay!!!

2 1 1

Council Tax Band: A

Tenure: Leasehold

Entrance Hall
UPVC obscure double glazed door to the side opens to a small entrance hall. Built in storage cupboard, ceiling light and radiator. Doors to:

Lounge
11'1" x 11'9"
UPVC double glazed windows to the front and side and additional exterior door. Free standing gas fire, vaulted ceiling, wall lights and radiator.

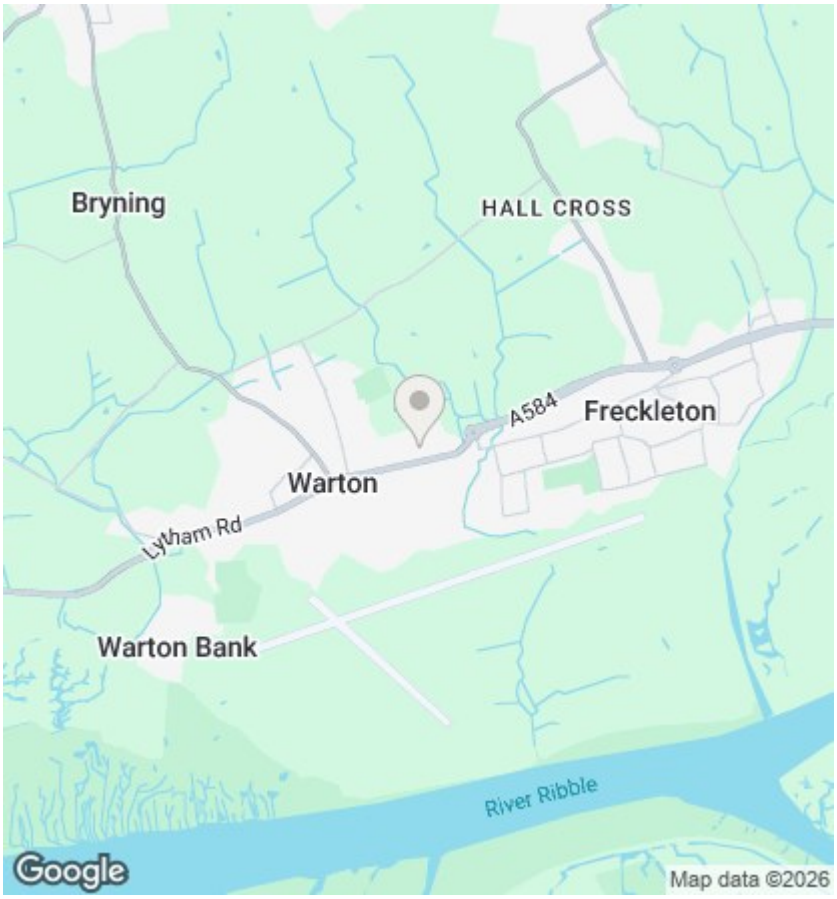
Kitchen / Diner
12'9" x 11'9"
UPVC double glazed windows to both sides allowing plenty of natural light, Fitted kitchen with eye and base level units and complimentary laminated work surfaces. Steel sink and drainer with mixer tap, gas cooker and point, plumbing for automatic washing machine, ceiling light and radiator. Housing containing concealed condensing combi boiler.

Bedroom 1
7'10" x 11'9"
UPVC double glazed window to the side. Fitted wardrobes, over bed storage, knee hole dressing table and matching bedside units. Ceiling light and radiator.

Bedroom 2
4'11" x 7'6"
UPVC double glazed window to the side. Fitted wardrobe, over bed storage and matching bedside units. Ceiling light and radiator.

Bathroom
6'6" x 5'6"
Opaque UPVC window to the side of the property. Cream three piece suite comprising: low handle flush WC, pedestal washbasin with taps and panelled bath with taps, pivoting shower screen and electric shower controls riser rail and shower attachment. Acrylic panelled splashback and vinyl flooring. Ceiling light and radiator.

Exterior
Wrap around low maintenance gardens with garden water tap. Space for parking to the front of the property.



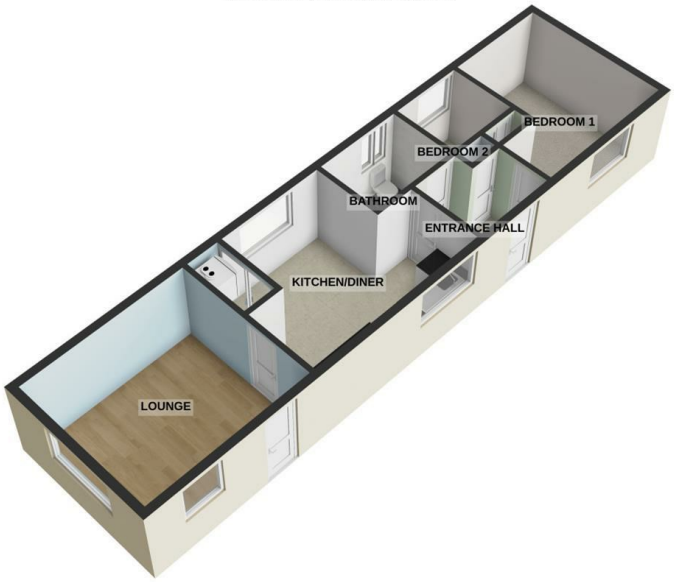
Notice

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.

47.8 sq.m. (515 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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