



# Birch Avenue, Cuerden Residential Park, Leyland, Lancashire, PR25 5PD

£115,000

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- Well-presented park home bungalow
- Spacious 19'6" lounge/diner
- Contemporary 11'5" fitted kitchen
- Roof professionally re-insulated
- Low-maintenance gardens and store
- Two genuine double bedrooms
- Bright glazed entrance porch
- Modern shower room
- Solar panels added
- Off street parking



Occupying a corner plot position within Cuerden Residential Park, this well-presented two-double-bedroom park home bungalow offers approximately 613 sq. ft. of comfortable single-storey accommodation. The generous 19'6" lounge and dining room is filled with natural light and features an attractive fireplace, while the separate 11'5" kitchen provides an excellent range of contemporary white units and useful storage. Both bedrooms are well proportioned, with a built-in wardrobe to bedroom two, and the accommodation is completed by a modern shower room and glazed entrance porch. The seller has thoughtfully updated the home by having the roof re-insulated and adding solar panels. Outside are attractive, low-maintenance garden areas, paved pathways and a useful store as well as off street parking. The park benefits from an on-site Post Office and residents' lounge, with a bus stop beside the entrance and Leyland approximately two miles away.

