

Road Map



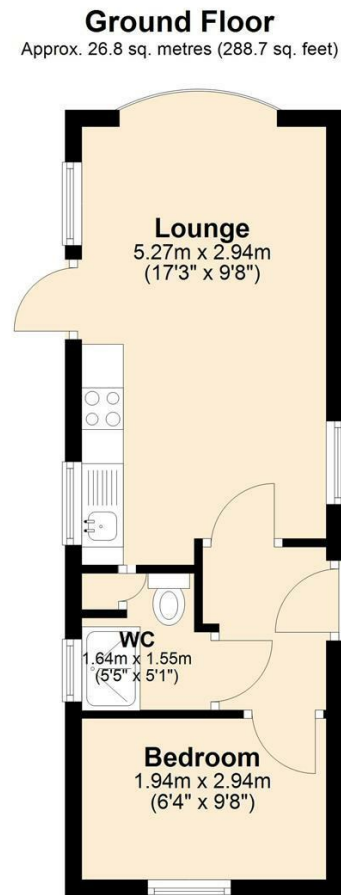
Hybrid Map



Terrain Map



Floor Plan



## 11A Stalmine Hall Park Hall Gate Lane

Stalmine, Poulton-Le-Fylde, FY6 0LD

Offers In The Region Of £79,950



Viewings

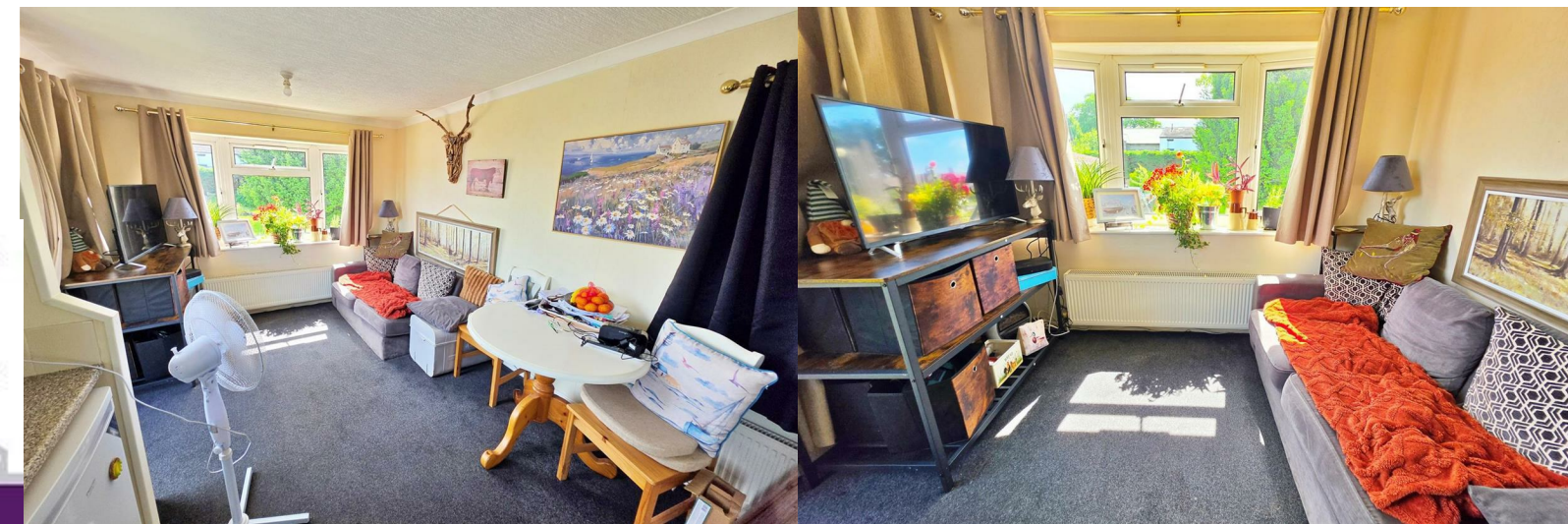
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Energy Efficiency Graph

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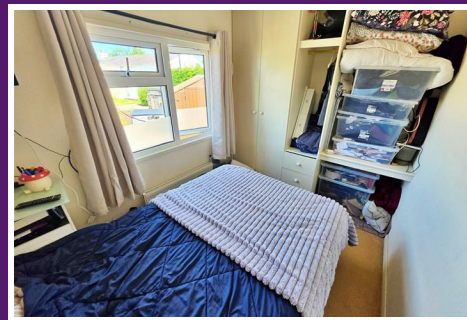
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# 11A Stalmine Hall Park Hall Gate Lane

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## Introduction

This one bedroom park home has been well maintained under the present owner who recently added the UPVC built porch, composite decked seating area with new gate, NEW rendering and NEW roof that boasts insulation, solar panels and new fascias! The boiler has also been replaced in 2024 (Mains gas supply) new carpets and flooring throughout.

Stalmine is a most sought after village located over the Wyre estuary bridge, it is steeped in history and is even mentioned in the Domesday Book along with the historical chapel adjacent to the park which was rebuilt in 1806 and renamed St James Church! The village benefits from local convenience store that boasts a post office, the Seven Stars traditional public house and restaurant with bowling green and Knott End golf course a short drive away.

## Porch & Hallway

Doors to the NEW porch, open plan kitchen and living area, bedroom and shower room.

## Lounge/Kitchen/Diner

17'3" x 9'7"

A spacious open plan and versatile room, with room for soft seating and breakfast table and chairs. UPVC door to the new decked seating area and windows to the front and side elevations. The kitchen area comprises wall mounted and base units with integrated oven and hob with extractor fan over. Plumbed for washing machine with space for fridge freezer.

## Bathroom

5'4" x 5'1"

UPVC double glazed opaque window to side. Great

size shower room comprising double shower cubicle, pedestal hand wash basin and low flush toilet.

## Bedroom

9'7" x 6'4"

UPVC double glazed window to front. Double bedroom with fitted wardrobes, drawers and shelving.

## Exterior

Wraparound gardens with lawn and NEW composited decked seating area. UPVC Doors provide access to the open plan living space and entrance porch. Parking space.

## Further Information

Council Tax Band - A - Wyre Borough Council

Tenure: Leasehold

Site Fees: 171 per month

52 Residential License

Pets Allowed

Over 45s Site

Solar Panels To Roof

