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LOCAL & ONLINE ESTATE AGENTS

£64,950

# Lynwood Park Warton, Preston, PR4 1XJ

- Beautifully Presented One Bedroom Park Home
- Bright and airy reception room
- Close to Warton, Lytham and the Fylde Coast amenities
- Quiet and peaceful area
- Viewing highly recommended !!!
- Newly decorated throughout and new floor coverings
- Spacious Dining Kitchen with new appliances
- Low maintenance wrap around gardens and off road parking
- No Chain Delay !!!


Contact Annette & Team Tempo *NOW*

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# Lynwood Park, Warton, Preston PR4 1XJ

Nestled in the tranquil setting of Lynwood Park in Warton, this charming park home offers a unique opportunity for those seeking a peaceful retreat. The home features a comfortable reception room, perfect for relaxation or entertaining guests. The park home lifestyle allows for a sense of community while enjoying the benefits of a serene environment. The present owners have improved the home considerably and is freshly decorated with new floor coverings. Briefly comprising: spacious lounge, dining kitchen, fitted double bedroom and a lovely shower room / WC. Wrap around easy manageable gardens and off road parking. No onward chain and viewing is highly recommended!!!

1 1 1

Council Tax Band: A

Tenure: Leasehold

## Lounge
11'6" x 11'10"
This comfortable living room welcomes you with a cosy, neutral decor and ample natural light streaming through multiple windows fitted with white shutters. It features warm wooden flooring and is arranged with a small sofa, side tables, and a wooden cabinet, creating a relaxing and inviting space to unwind or entertain. UPVC exterior door and radiator.

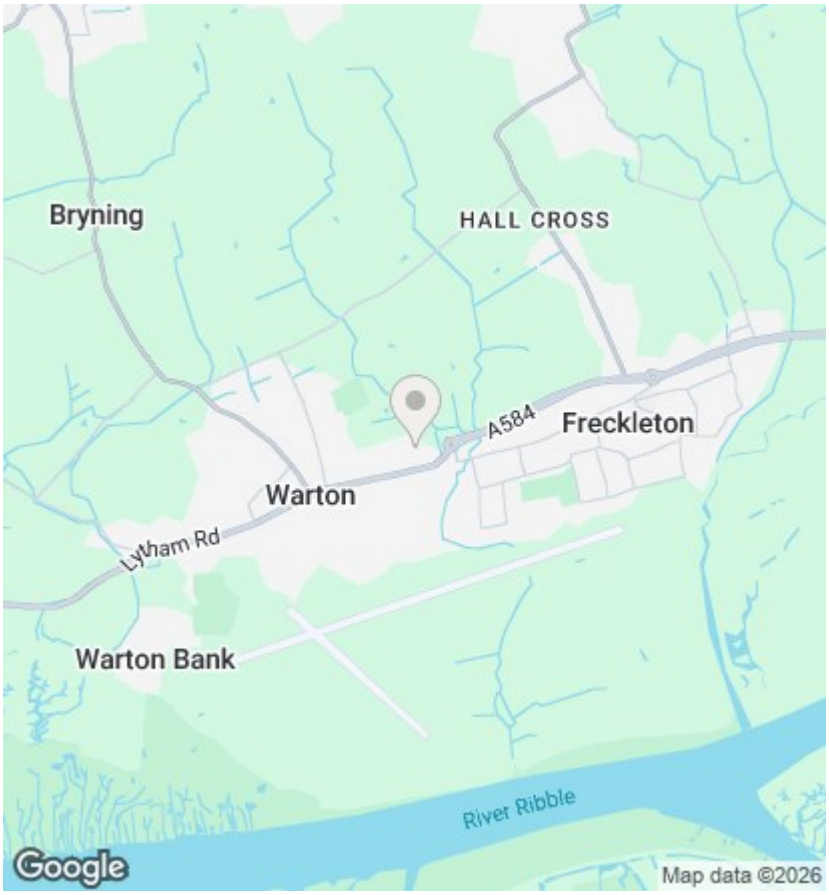
## Dining Kitchen
9'2" x 11'10"
The kitchen offers a practical and bright environment, featuring white cabinetry paired with dark countertops and a vibrant red and white tiled splashback with inset sink and drainer and wall mounted condensing combi boiler. It includes a new oven & hob, fridge freezer and washer / dryer. The new wood-effect flooring complements the room's clean and fresh ambience.

## Inner Hall
With further UPVC exterior door and internal doors to :

## Double Bedroom
10' x 11'10"
This bedroom presents a peaceful retreat with a large bed set against a striking patterned wallpaper feature wall. The room benefits from natural light through a sizable window dressed with blinds, radiator, and it includes practical storage solutions such as fitted wardrobes and a chest of drawers. The neutral tones and new laminate wood effect flooring create a calm and comfortable atmosphere.

## Shower Room
The bathroom is bright and functional, featuring a walk-in shower with a glass enclosure, a white vanity unit with basin, and a close-coupled toilet. The room has light blue walls with white half panelling, a textured vinyl floor, and is naturally lit by a frosted window for privacy. A radiator is also present

## Exterior
The exterior includes a paved driveway alongside the property providing off-road parking space. There is a pathway bordered by well-maintained hedging and a small, tidy garden area with artificial lawn and mature plants, offering a low-maintenance outdoor space perfect for relaxing or enjoying fresh air. Steps lead up to the entrance, and a gate provides access to the rear garden area which continues the neat presentation with additional paved and artificial lawn sections.



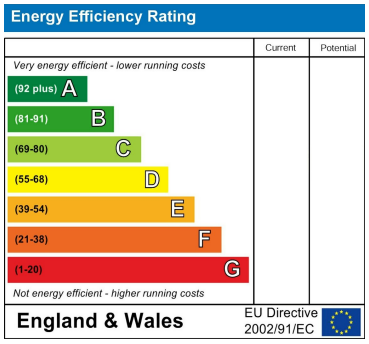

## Notice

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.

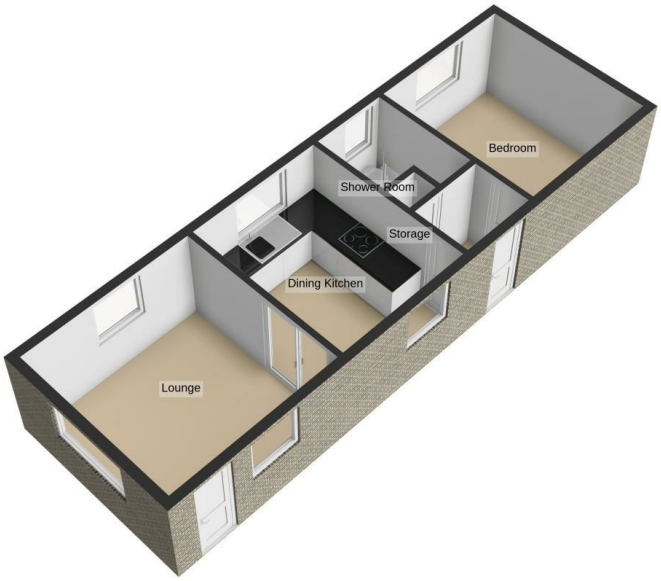
## Viewings

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

## EPC Rating:




438 sq.ft. (40.7 sq.m.) approx.

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