



**McDonald**

Estate Agents

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6 Woodlands Way, Woodlands  
Country Park, Pilling, PR3 6DJ

**£140,000**

McDonalds are delighted to present this beautifully appointed two-bedroom Tingdene Country Lodge Elite, offering stylish contemporary living throughout. The bright and spacious open-plan layout features two double bedrooms, a modern bathroom and an additional en-suite. Further benefits include UPVC double glazing, gas central heating and an impressive sun terrace, ideal for outdoor relaxation.

Externally, the property sits on a generous plot with ample parking and enjoys a picturesque semi-rural setting in the desirable area of Pilling.

Offered with no onward chain.

- Two DOUBLE bedrooms
- TWO bathrooms
- Lounge / Dining Room
- LARGE sun terrace
- UPVC double glazing
- Gas central heating
- LARGE plot
- Semi-rural setting
- No chain



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**Entrance Porch:** Wood effect laminate flooring, UPVC double glazed windows and front door.

**Terrace:** 19'8" x 18'0" (5.99 m x 5.49 m) Composite decking area, Glazed balustrade, Partially covered. (Sizes are maximums)

**Lounge/Dining Room:** 15'0" x 13'5" (4.57 m x 4.09 m) Open plan lounge and dining areas, Five UPVC double glazed window, UPVC double glazed patio doors to terrace, UPVC double glazed front door, Wood effect laminate flooring, Two sizeable radiators. Directly open to:-



**Kitchen Area:** 10'10" x 9'4" (3.30 m x 2.84 m) Stylish range of fitted wall and base cupboard units, Complementary worktops, Colour coordinated sink, Built in microwave, oven and hob with extractor, Covered Baxi combi boiler, Tiled splashback, UPVC double glazed window, Radiator.



**Inner Hall.**

**Shower Room:** Modern three piece shower room comprising; Panelled shower cubicle, Low flush WC, Pedestal wash basin, Wood effect laminate flooring, Extractor fan, Heated towel rail/radiator.

**Bedroom 1:** 11'5" x 9'5" (3.48 m x 2.87 m) Fitted wardrobes, Drawers, UPVC double glazed window, Radiator.

**En-Suite:** Modern three piece bathroom comprising; Panelled bath with shower attachment and screen, Low flush WC and Pedestal wash hand basin, Panelled shower area, UPVC double glazed window, Extractor fan, Heated towel rail / radiator.



**Bedroom 2:** 11'1" x 9'4" (3.38 m x 2.84 m) Fitted wardrobe, Matching bedside unit, Vanity dresser, UPVC double glazed window, Radiator.

**Outside:**

**Front:** Mostly lawned with large stone gravelled parking area.

**Side Garden:** Mostly lawned.

**Rear Garden:** Lawned with excellent level of privacy.

**Parking:** Stone gravelled with ample parking for multiple vehicles.



**Tenure:** We are informed the property is Freehold. Year round occupancy. £780 per quarter site charges. Quarterly bills for gas and electric reported by site. 10% of sale price due to site owners upon sale. Age limit 50.

**Heating:** Gas central heating (NOT TESTED).

**Council Tax:** Band - A £1,680.97 (2026/27)



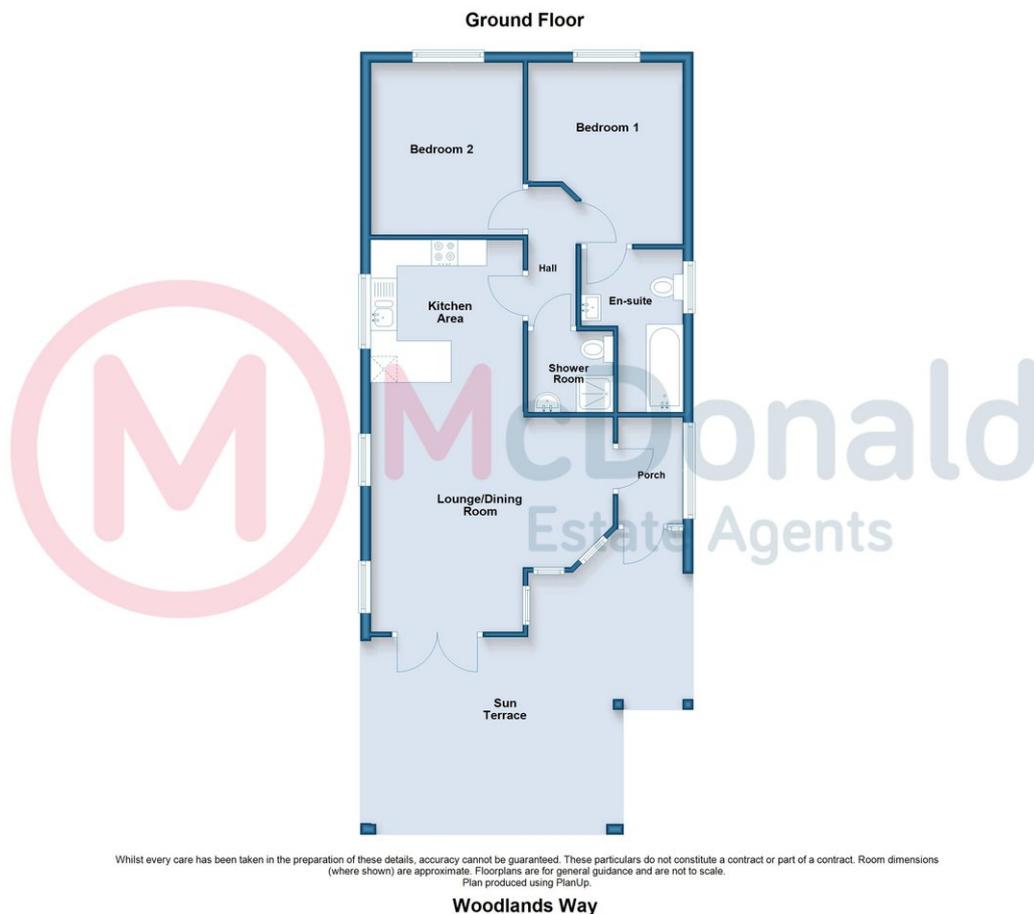
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**Directions:** Take Shard Road over the River Wyre, at the roundabout continue over onto Bull Park Lane, at the end of this road turn right onto Mill Lane, bear right onto Whin Lane. Continue for some distance taking the second left into Chapel Lane, first right onto Crook Gate Lane and at the end turn left onto Lancaster Road. Take the first right onto Skitham Lane, travel down here for some way and take the first left into Woodlands Country Park. Woodlands Way is first on the left.

**General Disclaimer:** Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.



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