



LOVE HOMES
INDEPENDENT ESTATE AGENTS



£79,950 Secure Tenure

Love Homes proudly present this well maintained 3-bedroom Park Home, situated on the sought after Carr Bridge Residential Park. Designed for comfortable, single-level living, the property features a spacious wet room and perfectly positioned close to Blackpool Lytham, and excellent motorway links.

- Fully Residential Park Home
- No Chain - Priced to sell
- Three Bedrooms & Wet Room
- Low maintenance garden
- Over 55s and pet friendly

Council Tax Band: A
Tenure: Secure Tenure
Ground Rent: £144.28 per month
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Lounge

The Lounge features a UPVC double-glazed bay window fitted with a vertical blind, allowing plenty of natural light while offering privacy. A stylish feature electric fireplace with hearth and surround serves as a focal point. Overhead, a central ceiling light illuminates the space, complemented by a central heating radiator for warmth. There's a composite door providing access to the outside, a doorway leading to the inner hallway, and an open connection through to the dining area.

Kitchen

The Kitchen is fitted with a range of wall and base units topped with contrasting worktops, offering ample storage and workspace. An inset stainless-steel sink with single drainer and mixer tap sits beneath a UPVC double-glazed window with a fitted roller blind, allowing in natural light. Appliances include a freestanding electric cooker, space for an automatic washing machine and dryer, and a free standing fridge-freezer. The glossy panelled ceiling with a strip light enhances the bright, clean feel of the room.

Dinning area

The Dining area features a UPVC double-glazed bay window to the front fitted with a vertical blind for privacy and light control, filling the space with natural light, and a UPVC double-glazed door to the side. A central heating radiator keeps the area warm, while a ceiling light provides illumination.

Inner hallway

The Inner hallway is bright and functional, with smooth laminate flooring that runs the length of the space, giving it a clean, modern feel. The neutral walls keep the area light, while simple skirting adds a neat finish. From here, doors lead off to three comfortable bedrooms, a practical wet room, and a welcoming lounge.

Bedroom 1

The Master Bedroom is well-proportioned and tastefully finished, featuring easy-care laminate flooring that adds a modern touch. A central ceiling light provides ample illumination, while a UPVC double-glazed window ensures excellent insulation and sound reduction. The window is fitted with a sleek vertical blind, offering both privacy and adjustable natural light and a central heating radiator.

Bedroom 2

This bedroom is thoughtfully arranged, featuring a single fitted wardrobe with matching over-bed storage, providing practical space-saving solutions. The laminate flooring creates a modern, easy-to-maintain finish, complemented by a central heating radiator for year-round comfort. A UPVC double-glazed window, fitted with a vertical blind, allows for adjustable natural light while ensuring warmth and noise insulation.

Bedroom 3

This bedroom offers excellent storage with a four-door fitted wardrobe, ideal for keeping belongings neatly organised. The laminate flooring provides a modern, low-maintenance finish, while a ceiling light and central heating radiator ensure comfort and practicality. A UPVC double-glazed window enhances energy efficiency and sound insulation, filling the room with natural light.

Wet Room

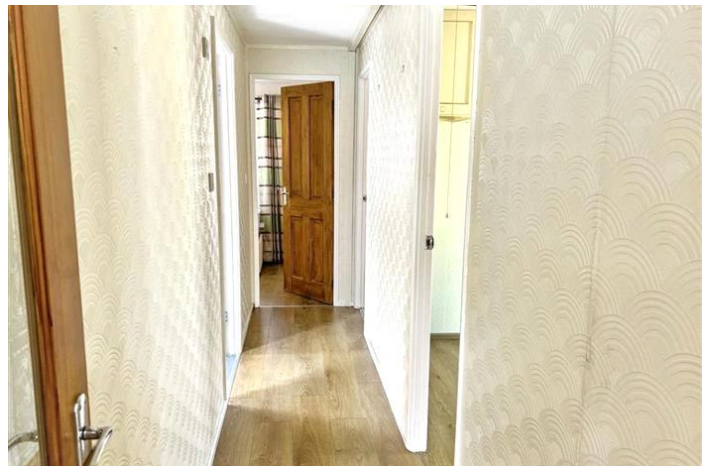
The Wet Room is fully equipped and finished to a practical standard, featuring a walk-in shower, a low-level WC with push-button flush and a vanity wash hand basin set within a two-door storage unit. Two UPVC double-glazed obscured glass windows, each fitted with a roller blind, allow natural light while maintaining privacy. Fully tiled walls provide a clean, water-resistant finish, complemented by a central heating radiator and a ceiling light for comfort and convenience.

Outside

The exterior of the park home is designed for low maintenance, with the majority of the area being flagged and complemented by neat gravel borders. An artificial grass section adds a touch of greenery without the upkeep. To the rear, a pleasant patio provides the perfect spot to enjoy the evening sun, with stairs and a handrail leading directly into the dining kitchen area for easy outdoor-to-indoor access.

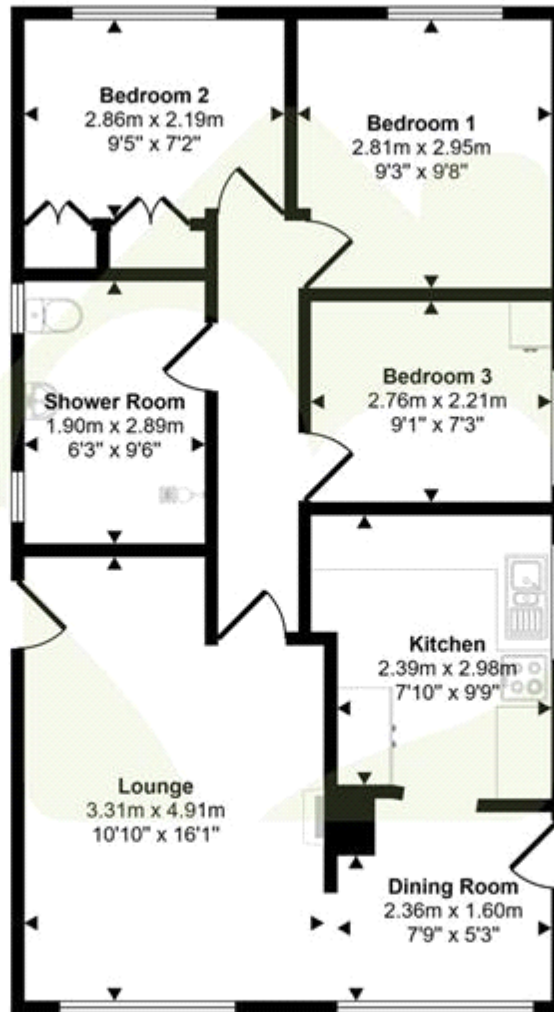
Parking

There is parking to the front of the home for one car.



£79,950 Secure Tenure

Approx Gross Internal Area
63 sq m / 678 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.