



LOVE HOMES
INDEPENDENT ESTATE AGENTS



£110,000 Secure Tenure

Carr Bridge Residential Park is a friendly 55+ community. This 3 bed home with En suite is set on a spacious plot. One dog welcome. Ideally located near Blackpool, Lytham St Annes & Poulton, offering easy access to local amenities and days out.

- Fully Residential Park Home
- Gas CH and Double Glazing
- Lounge and Dining Kitchen
- No chain
- Three Bedrooms (Master en-suite)
- Good sized plot

Carr Bridge Park offers a lifestyle shaped around comfort, peace of mind and community. Designed exclusively for those aged 55 and over, it provides a warm and sociable environment where independence is celebrated and companionship comes naturally. Its ideal location ensures that popular destinations such as Blackpool, Lytham St Annes and Poulton-le-Fylde are all within easy reach, so shopping, leisure and days out are always accessible.

Security and reassurance are central to life here. A dedicated management and maintenance team ensures that every question or concern is handled quickly and professionally. This commitment to care allows residents to enjoy a relaxed and worry free way of living.

Homes within the park are thoughtfully arranged to offer both privacy and tranquillity. Residents can enjoy the calm of their own space while still benefiting from a friendly neighbourhood atmosphere. It is a place where new friendships are formed naturally and a strong sense of community thrives.

Carr Bridge Park is especially appealing to those who wish to downsize or relocate closer to the coast and countryside without losing access to essential amenities and transport links. Its over-55s setting creates a like-minded and harmonious environment, where shared values and mutual respect help everyone feel at ease.

Set among beautiful surroundings, the park provides a serene backdrop and scenic views alongside modern comforts. Whether choosing to explore the local area, socialise with neighbours or unwind in the comfort of your home, you have the freedom to shape each day exactly as you wish.

With its well maintained grounds, stylish homes and trusted reputation for quality, Carr Bridge Park offers a rare opportunity to enjoy a secure and uplifting community. Blending the best of modern suburban living with exclusivity and natural charm, it is a place where residents truly feel at home.

Council Tax Band: A
Tenure: Secure Tenure
Ground Rent: £172.66 per month

Hall

A set of stone steps with a secure handrail leads up to the modern upvc double glazed entrance door, opening into a welcoming hallway. From here, doors provide access to all three bedrooms, the shower room and the lounge. The hall features floating display shelves and a built in cupboard housing the boiler. The space is finished with carpeted flooring, a central heating radiator, coved ceiling and a ceiling light.

Kitchen/diner

The kitchen is a bright and inviting room, fitted with a stylish range of high gloss wall and base units complemented by contrasting worktops. An inset stainless steel one and a half bowl sink with single drainer and swan neck mixer tap adds a modern touch. Appliances include a built in electric oven, five burner gas hob with stainless steel extractor hood, plumbing for an automatic washing machine and space for a dryer. There is also ample room for a fridge freezer.

Additional features include a central heating radiator, coved ceiling, and two ceiling lights. The room benefits from two upvc double glazed windows, one fitted with a roller blind and the other with vertical blinds, providing plenty of natural light. Double doors open into the lounge, and a upvc double glazed external door leads outside, with steps and a handrail giving access down to ground level.

Lounge

This light and bright lounge offers a welcoming and spacious feel, enhanced by two upvc double glazed windows fitted with vertical blinds that allow plenty of natural light to flow through. A charming feature fireplace takes centre stage, complete with mantle, hearth, and a coal effect fire that adds warmth and character to the room.

The space is comfortably heated by two central heating radiators and finished with a soft fitted carpet underfoot. Decorative details such as the coved ceiling, ceiling rose, and central ceiling light contribute to the room's elegant aesthetic. Double doors open through to the dining kitchen, creating an easy flow for modern living and entertaining, while an additional door leads to the hall.

Bedroom 1

This well proportioned double bedroom offers a calm and comfortable setting, featuring a upvc double glazed window with a fitted vertical blind that provides both privacy and adjustable natural light. The room benefits from a central heating radiator and is finished with a soft fitted carpet for added warmth and comfort. A coved ceiling and central ceiling light add a touch of style to the space. A convenient door leads directly through to the en suite bathroom, enhancing the room's functionality and appeal.

En-suite

The en suite bathroom features a panelled bath with a mixer tap, complemented by a pedestal wash hand basin and a low level wc, both styled with an attractive rope design detail. An efficient central heating radiator provides warmth, while a mirrored cabinet offers practical storage. The walls are finished with low maintenance aqua boarding, enhanced by recessed ceiling downlighting for a clean, modern ambience. A upvc double glazed obscured glass window with a fitted roller blind allows for natural light while maintaining privacy.

Bedroom 2

Bedroom 2 is fitted with contemporary sliding wardrobes combining high gloss panels with mirrored sections, providing both ample storage and a sleek, modern finish. A upvc double glazed window with fitted vertical blinds offers privacy and natural light control, while a central heating radiator ensures year round comfort. The room is completed with a coved ceiling and a central ceiling light.

Bedroom 3

Bedroom 3 features a upvc double glazed window fitted with a vertical blind, providing both privacy and adjustable natural light. The room includes a central heating radiator and is finished with fitted carpet for added comfort. A coved ceiling and central ceiling light.

Shower room

The shower room is fitted with a white three piece suite consisting of a corner shower cubicle, a pedestal wash hand basin, and a

low level wc. The walls are finished with aqua boarding for a clean, low maintenance look, and a central heating radiator provides warmth. Recessed ceiling spotlights offer bright, even lighting, while a upvc double glazed obscured glass window with a fitted roller blind ensures both privacy and natural light.

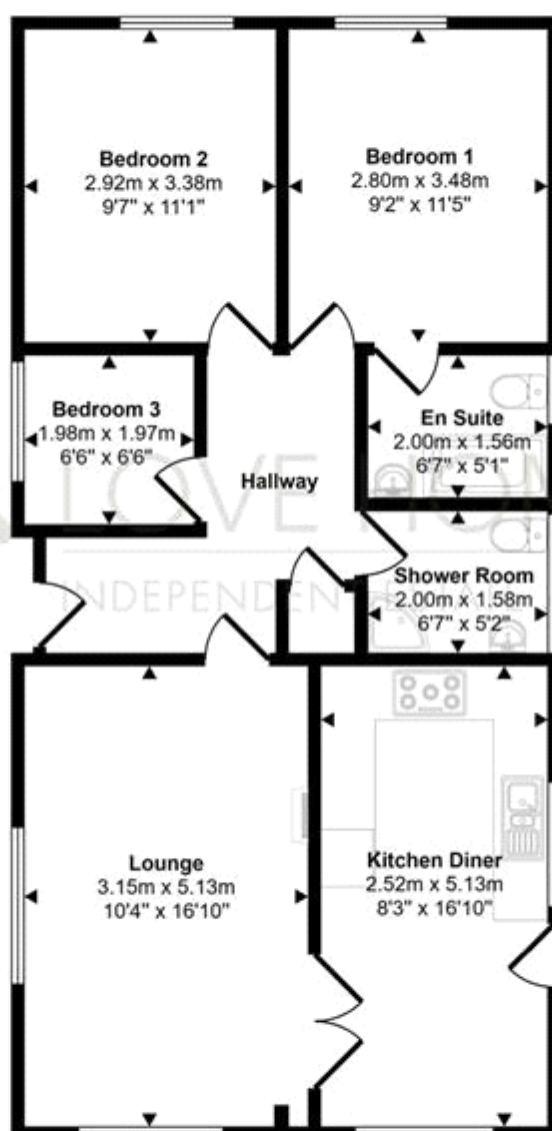
Outside

The property occupies a good sized, low maintenance park home plot featuring extensive flagged areas ideal for outdoor seating and ease of upkeep. Occasional shrubs add colour and interest, while mature hedging provides a high degree of privacy around the boundary. Additional features include a water butt, an outside water tap, and a charming love seat, creating a pleasant and practical outdoor space.



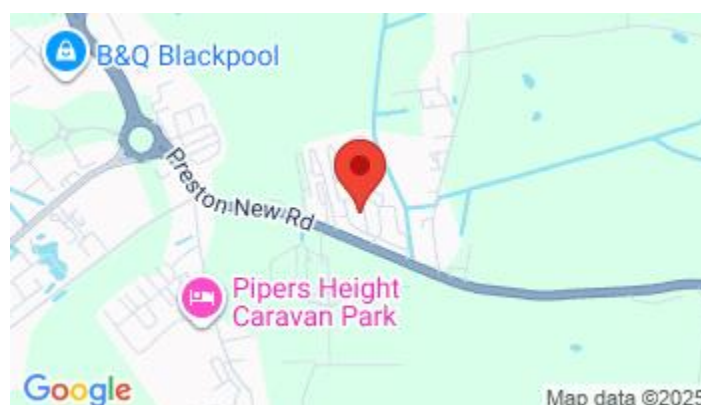
£110,000 Secure Tenure

Approx Gross Internal Area
71 sq m / 763 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/fittings 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.