



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



## Bowland Escapes, Chipping, PR3 2HB

### Offers Over £100,000

A STUNNING TWO BEDROOM PARK HOME IN A PICTURESQUE SETTING

To be sold via online auction - powered by The Auction Group

Nestled in the heart of the ever-popular area of Chipping sits this beautifully presented park home within Bowland Escapes - a holiday park that brings nature and luxury together effortlessly. Stepping inside, you are greeted by an opulent open plan living area with a fantastic cast iron log burner, so you can relax in comfort while watching the deer grazing in the woodland outside. The home enjoys a contemporary fitted kitchen with brand new appliances, and two spacious bedrooms with the main featuring an en suite. Set in a picturesque location with countryside views surrounding, the park home is only a short distance from the neighbouring town of Clitheroe for access to local amenities, bus routes and major motorway links.

Auction Details

To be sold via Online Auction, via conditional terms, completion strictly within 28 days

Bidding window opens - TBC

Auction Ends- TBC

# Bowland Escapes, Chipping, PR3 2HB

Offers Over £100,000



- Beautifully Presented Park Home
- Open Plan Living
- Spacious Interiors
- EPC Rating Exempt
- Two Bedrooms
- Contemporary Fitted Kitchen
- Stunning Countryside Views
- Two Modern Bathrooms
- Neutral Decoration
- Off Road Parking

## Entrance Hall

UPVC front door, central heating radiator, spotlights, coving to ceiling, wood effect flooring, Nest heating, doors leading to two bedrooms, bathroom, two storage cupboards and open access to kitchen/lounge.

## Store One

3'6" x 2'4" (1.07m x 0.71m)

Boiler.

## Store Two

2'7" x 2'4" (0.79m x 0.71m)

Plumbing for washing machine.

## Bedroom One

11'9" x 11'3" (3.58m x 3.43m)

Two UPVC double glazed windows, central heating radiator, spotlights, coving to ceiling, fitted wardrobes and door to en suite.

## En Suite

9'1" x 4'2" (2.77m x 1.27m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, spotlights, coving to ceiling, fully tiled elevations, shaving point and wood effect flooring.

## Bedroom Two

10'1" x 8" (3.07m x 2.44m)

UPVC double glazed window, central heating radiator, spotlights and coving to ceiling.

## Bathroom

10 x 6'2" (3.05m x 1.88m)

Two UPVC double glazed frosted windows, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double panel bath with mixer tap and rinse head, corner direct feed rainfall shower and rinse head, spotlights, coving to ceiling, fully tiled elevations, shaving point and wood effect flooring.

## Open Plan Kitchen/Lounge

21'5" x 20'9" (6.53m x 6.32m)

Four UPVC double glazed windows, two Velux windows, three central heating radiators, range of wall and base units, wooden worktops, composite one and a half bowl sink and drainer with mixer tap, integrated high rise combi oven and microwave, four ring gas hob and extractor hood, glass splashback, integrated fridge freezer and dishwasher, island, cast iron log burner, spotlights, coving to ceiling, wood effect flooring and two sets of UPVC double glazed French doors.

## Exterior

### Rear

Enclosed decking area and countryside views.

### Front

Enclosed decking area and off road parking.

## Agents Notes

Bowland Escapes is a holiday park, open for twelve months of the year. Please note the lodge cannot be used as a main residence.



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