

FREEHOLD



Park home

# 18 SOUTH FRONT, HALSNEAD PARK, PRESCOT, L35 3PS

Asking Price

# £150,000

## FEATURES

- Beautifully presented park home on Halsnead Park
- Since 2021 has undergone a full renovation
- Originally a 2 bedroom currently configured as 1 bedroom
- Built in appliances
- Shower room with a modern suite
- Large bedroom with dressing area
- Wrap around gardens and carriage driveway
- Hot tub and pergola are included
- Over 50's only to reside at the park
- An early viewing is advised



**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 1 Bedroom Park home located in Prescot

## **Entrance Porch**

UPVC double glazed units and part glazed door. Ceramic tiled flooring. Wall light.

## **Lounge**

18'6 x 11'4

UPVC double glazed windows and part glazed door. Grey glossy laminate wood effect flooring. Two central heating radiators.

## **Dining Kitchen**

18'7 x 9'9

UPVC double glazed window and part glazed door. Grey glossy laminate wood effect flooring. Fitted with a range of modern wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a 1 1/2 bowl sink unit with mixer tap. Integral appliances include an electric hob, electric oven and extractor hood. Free standing washing machine, tumble dryer and fridge freezer. Tiled splashbacks.

## **Bedroom**

18'7 x 9'5

UPVC double glazed windows to the front and side aspects. White gloss fitted wardrobes and dressing table. Central heating radiator. UPVC panelled ceiling. Ceiling light with fan.

## **External**

The park home has wrap around gardens with a pergola and hot tub. Seating areas and three garden sheds. Carriage driveway with parking for several vehicles.

## **AGENTS NOTES**

No one under the age of 50 can reside in the park. Site fees are £171.00 per month



BROOKS ESTATE AGENTS LTD | 35 ECCLESTON STREET, PRESCOT, MERSEYSIDE, L34 5QA



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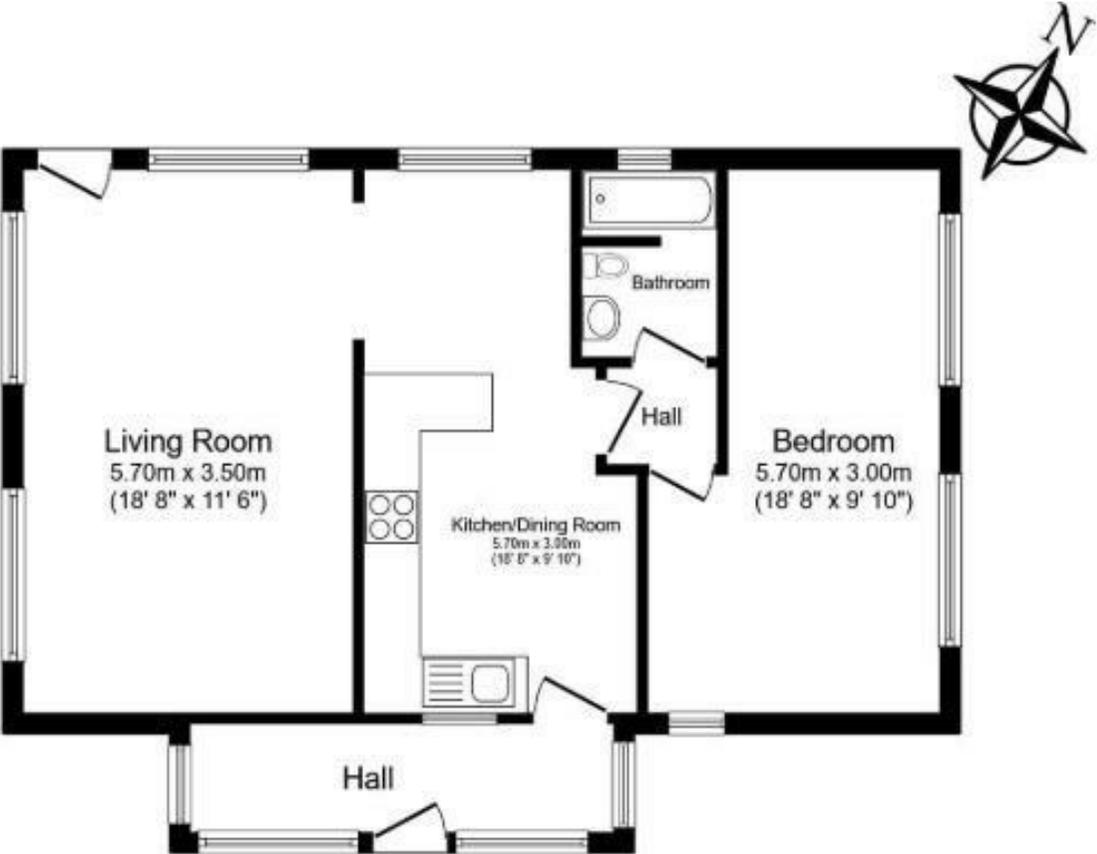
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Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Total floor area 60.9 sq.m. (656 sq.ft.) approx

