



# Lodges & Caravans

FOR SALE



HT4 19 Magnolia Lane, Hurlston Lane, Scarisbrick, L40 8HB

Price £58,000

- 2 cosy bedrooms
- Compact kitchen
- Park home style
- Leisure centre access
- Discount on amenities
- Modern bathroom
- Built in 2017
- Golf course on site
- Award-winning restaurant
- Lancashire location

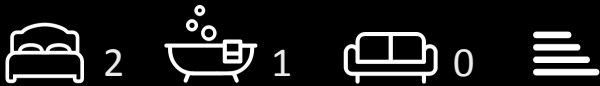
# HT4 19 Magnolia Lane, Hurlston Lane, Scarisbrick L40

8HR

Nestled in the picturesque surroundings of Scarisbrick, 19 Magnolia Lane offers a delightful opportunity to own a modern park home, built in 2017. This charming residence features two well-proportioned bedrooms and a contemporary bathroom, all within a compact yet efficient 384 square feet of living space.

The property is part of a vibrant estate that boasts an impressive array of amenities, including an 18-hole golf course, a leisure centre complete with a gym, swimming pool, and spa facilities. For those who appreciate fine dining, the award-winning restaurant, The Scullery, is conveniently located on-site, providing a perfect setting for both casual meals and special occasions.

As a resident, you will enjoy exclusive discounts on all park amenities, enhancing your lifestyle in this tranquil yet engaging community. Whether you are seeking a peaceful retreat or an active lifestyle, this park home offers the best of both worlds. With its modern features and access to exceptional facilities, 19 Magnolia Lane is an ideal choice for those looking to embrace a unique living experience in Lancashire.



Council Tax Band: Exempt







### Directions

### Viewings

Viewings by arrangement only. Call 07500 874938 to make an appointment.

### EPC Rating:

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	