



## Sea View Residential Park, Bank Lane, Warton, Preston, PR4 1SW

- One Bedroom Residential Park Home
- Could Be Converted Back to Two Bedrooms
  - Off Road Parking
- uPVC Double Glazing and Gas Central Heating
- Situated on Sea View Residential Park
- Spacious Kitchen and Conservatory
  - Full Residential Licence
  - Chain Free

Contact Annette & Team Tempo **NOW**

**01772 633399**  
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**www.tempoestates.co.uk**



# Sea View Residential Park, Bank Lane, Warton, Preston PR4 1SW

Tempo are pleased to bring to the market this One bedroom (originally Two Bedroom) residential park home situated on the prestigious Sea View residential park just outside of Lytham, in the small village of Warton. The property comprises Lounge, Spacious Dining Kitchen. Large Bedroom with fitted wardrobes and Bathroom. Off Road parking and low maintenance gardens to front and side. Viewing is a must to appreciate what is on offer. Chain Free.



Council Tax Band: A

Tenure: Leasehold





### Lounge

Large bright and airy lounge with double glazed windows to rear and both side elevations, uPVC door leading into conservatory, ceiling light and panel radiator.

### Conservatory

uPVC built conservatory with patio door leading to exterior and wood effect flooring.

### Kitchen

Spacious fitted Kitchen housing range of eye and base level units with contrasting worktops and tiled splashback. Stainless steel sink and drainer with mixer tap, eye level electric oven, four ring gas hob, space for under counter fridge and freezer and plumbed for under counter washing machine. Ceiling light and uPVC window to either side elevation.

### Bedroom

Previously two bedrooms converted to one spacious bedroom, could be converted back if required. Built in sliding wardrobes and overhead storage. Ceiling lights, panel radiator and windows to rear and side elevation.

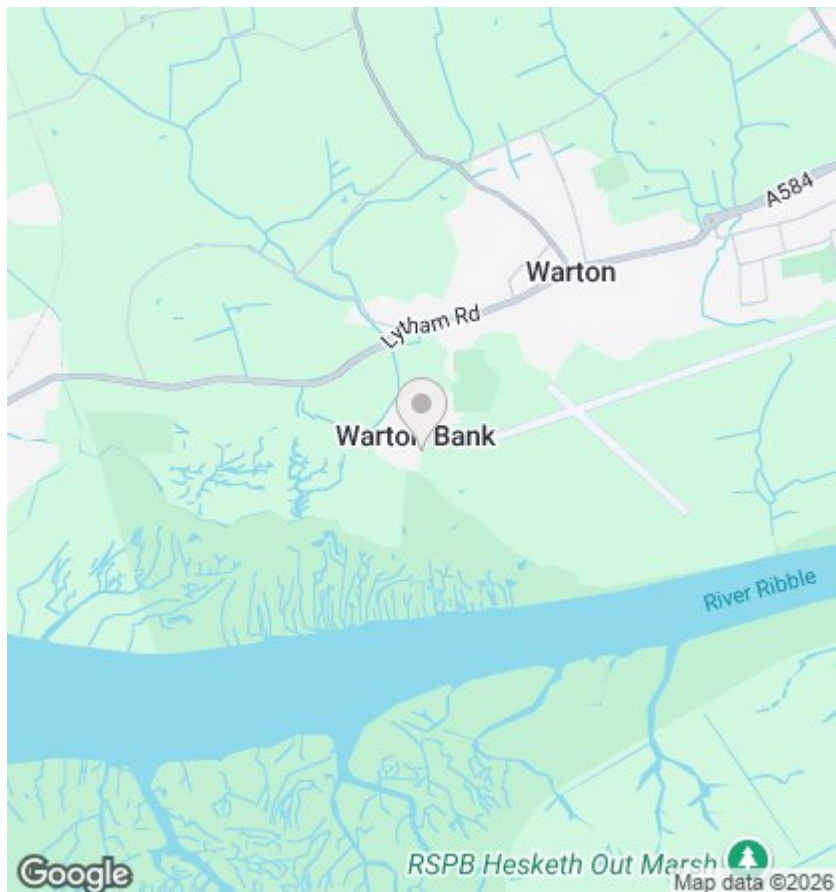
### Bathroom

Modern fitted bathroom housing three piece suite in white with low flush WC, inset hand wash basin over vanity unit and spacious walk-in shower with chrome mixer. Partially tiled walls, wood effect flooring, uPVC obscure window to the side elevation, extractor fan, ceiling light and panel radiator.

### Exterior

Low maintenance gardens with artificial laid to lawn area to the front next to tarmac driveway providing off road parking. Paved patio to side and rear of the property with artificial laid to lawn area. Two storage sheds to rear.





## Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only. We are advised that the property is subject to site fees.

## Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

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