



## Greenfield Park, Freckleton, Preston, PR4 1UB

- Well Presented Two Bedroom Residential Park Home
  - Spacious Accommodation
  - Two Bathrooms
- UPVC Double Glazing and Gas Central Heating
- Situated on Greenfield Park
- Two Double Bedrooms
- Low Maintenance Gardens and Driveway
- Viewing Highly Recommended

# Greenfield Park, Freckleton, Preston PR4 1UB

Tempo park homes are pleased to bring to the market this well presented two bedroom residential park home on a much sought after residential park. Greenfield Park is only one mile from Freckleton village centre with a range of local shops and amenities with bus stops at the entrance of the Park to Lytham St Annes and the Fylde Coast. Property briefly comprises: Entrance Hall, Lounge Diner, Kitchen, Double Bedroom with Walk In Wardrobe and En-Suite, Further Double Bedroom and Bathroom. Low maintenance gardens. Viewing highly recommended to fully appreciate.

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Council Tax Band: A

Tenure: Leasehold



## Entrance Hall

UPVC glazed front door opens into the entrance hall. Useful built in Utility cupboard, Ceiling light, vinyl flooring, radiator and door to:

## Lounge Diner

22'7" x 15'3"

Large open plan L shaped lounge / diner with UPVC windows to front and side elevation and patio doors to the garden, allowing ample natural light to enter. Feature effect electric fire with fitted fireplace and marble back panel and hearth. Ceiling light, panel radiators, timber flooring and coved ceiling.

## Inner Hallway

Built in storage cupboard, loft access and doors to :

## Kitchen

9'8" x 9'8"

Fitted kitchen with range of eye and base level units in Beech with complementary worktops and tiled splashback. Single bowl sink with drainer and mixer tap, four ring gas hob with extractor above and electric oven below. Freestanding fridge freezer, under counter washing machine, dishwasher and tumble dryer. Tiled flooring, coved ceiling and ceiling light. UPVC window to the side elevation and door leading to garden.

## Side Porch

UPVC double glazed Porch housing freezer, vinyl flooring, window and frosted door leading to side of the property.

## Bedroom One

11'9" x 9'5"

Master double bedroom with range of built in furniture including drawers, dressing table, wardrobes and overhead storage. UPVC window, ceiling light and panel radiator. Door leads to walk in wardrobe housing additional storage. Further door leads to en suite.

## En Suite

4'11" x 4'11"

Three piece suite in white comprising: low flush WC, hand wash basin with pedestal and tiled splashback and corner shower cubicle with chrome mixer and tiled surround. Obscure window to side elevation, coving, ceiling light, extractor fan and panel radiator.

## Bedroom Two

9'7" x 8'8"

Second double bedroom with built in furniture and UPVC window to the side elevation. Ceiling light, coved ceiling and panel radiator.

## Bathroom

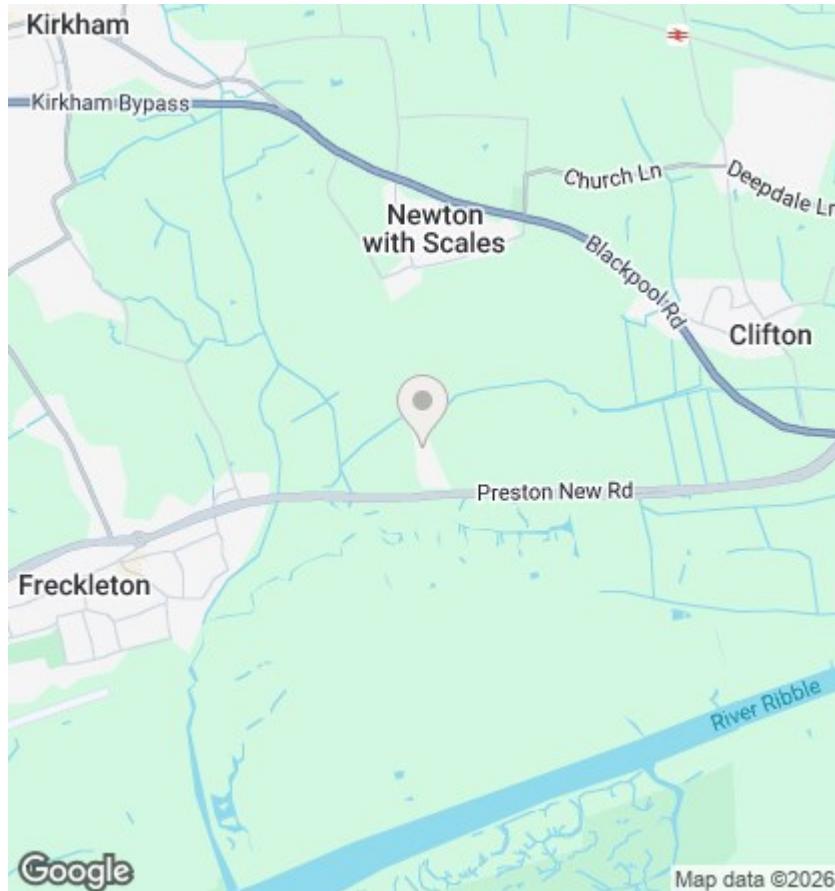
6'8" x 5'6"

Three piece suite in white comprising: low flush WC, hand wash basin with pedestal and tiled splashback and panel bath with tiled surround. Tile effect flooring, ceiling light, coved ceiling, extractor fan and panel radiator. UPVC obscured window to side elevation.

## Exterior

This property benefits from a low maintenance garden mainly paved to the rear and sides. Private and enclosed gardens with shed for storage. Small laid to lawn area to the front with paved driveway to the side of the property providing off road parking.





## 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other items are only approximate and no responsibility is accepted for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and has not been tested and no guarantee is given with regard to its accuracy or efficiency can be given.

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