

LEASEHOLD



Park home

# 23 WOOD END, HALSNEAD PARK, WHISTON, L35 3PY

Asking Price

# £100,000

## FEATURES

- One bedroom double park home
- Situated on Halsnead Park in Whiston
- Entrance vestibule, lounge/dining room with feature fireplace
- Large fitted kitchen with built in gas hob
- Utility room and shower room with three piece suite
- Large bedroom with fitted wardrobes
- Paved garden with garden shed
- Driveway for off road parking
- An early viewing is advised



**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 1 Bedroom Park home located in Whiston

## **Entrance Vestibule**

UPVC part glazed door. Door to the lounge

## **Lounge/Dining Room**

18'8 x 18'8

UPVC double glazed windows to the side and front aspects. Central heating radiator. Feature fireplace housing an electric coal effect fire

## **Kitchen**

14'4 x 9'1

UPVC double glazed window to the side aspect. Fitted with a range of cream wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a single bowl sink unit with mixer tap. Built in gas hob. Plumbed for an automatic washing machine. Xpelair fan

## **Utility**

UPVC double glazed window to the side aspect. Central heating radiator.

## **Bedroom**

13'2 x 11'0

UPVC double glazed window to the rear aspect. Central heating radiator. Fitted wardrobes and a built in double wardrobe

## **Shower Room**

UPVC double glazed window to the side aspect. Fitted with a three piece suite comprising of a corner step in shower, a pedestal wash hand basin and a low level wc. Heated towel rail

## **External**

The park home has a paved garden at the rear with shrub displays and garden shed. Not overlooked

The front has a driveway for off road parking

## **AGENTS NOTES**

Please note no one under the age of 50 can reside at this park. No children. Site fee of £166.80 per month. We are informed by the seller that the park home has been insulated and has had K rend on the external



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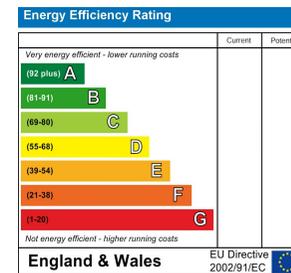
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Council Tax Band

**A**



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.

