



LOVE HOMES
INDEPENDENT ESTATE AGENTS

SSTC



OIRO £49,995 Secure Tenure

Havenlyn Residential Retirement Park is ideal for those who like a varied lifestyle. This park is located approximately 1.5 miles away from the market town of Garstang, which provides amenities including supermarkets, individual shops, pubs, and eateries.

- No Chain - Residential park home
- Two bedrooms
- Large Lounge / diner
- Fitted Kitchen
- Family bathroom
- Established low maintenance gardens
- Off road parking

This park home is situated within a quiet location on the park, and although in need of cosmetic refurbishment throughout it offers an abundance of space throughout with fantastic living accommodation. In brief, the home comprises; entrance hall, lounge / diner ,large kitchen, two bedrooms and bathroom.
Also available is off road parking for one vehicle and low maintenance wrap around gardens.

Council Tax Band: A (Wyre Council)

Tenure: Secure Tenure

Ground Rent: £177.66 per month

Fully licensed Residential park for 55's and over.

NO PETS

Gas is bottles which are purchased through the site approx. cost

£ 95.00

Electric is payable to site owners on a quarterly basis

Water is paid direct to utility provider

Parking options: Off Street

Garden details: Private Garden

Additional Information

****Please note**** This property is in need of cosmetic refurbishment throughout and located on a Residential Park which is registered with the local council and is a permanent home which requires payment of Council Tax.

A copy of the site license and park rules can be provided upon request.

NO Pets permitted

Entrance Hallway

Enter the property via a part glazed Upvc door into the hallway which enables access via two separate doors providing access to the kitchen and lounge/ diner

Kitchen

Enter via the hallway or lounge this spacious designed kitchen provides a range of wall and base units, with splash back tiling and laminate contrasting worktops.

There are spaces for fridge freezer and washer and set within is an electric oven ,hob and extractor fan.

A window to the side aspect over looks the garden area.

A glazed upvc door leads out to the side of the property.

Lounge/diner

Enter via the kitchen or hallway this large L - shaped lounge / diner creates the ideal space for relaxing or entertaining.

The room benefits from ceiling lighting, neutral decor and plenty of room for living furniture and dining table and chairs.

Two radiators can also be located under the windows.

There are upvc glazed windows to both side aspects of the room creating light throughout.

Leave the lounge and enter another hallway leading to:-

Master bedroom

The perfect place to relax this large master bedroom benefits from plenty of space for additional, furniture, neutral decor and lighting, there is a window to the side aspect and a radiator located underneath.

Bedroom

A good sized second bedroom which is currently used as a study but would accommodate a single bed and a set of wardrobes, window to the side aspect and radiator.

Bathroom

In need of some modernisation the bathroom benefits from a full sized bath, pedestal sink and W.C.

There is a window to the side aspect with obscure glass.

Garden

Low maintenance wrap around gardens with established trees and shrubs.

There is off road parking for one car.

Disclaimer

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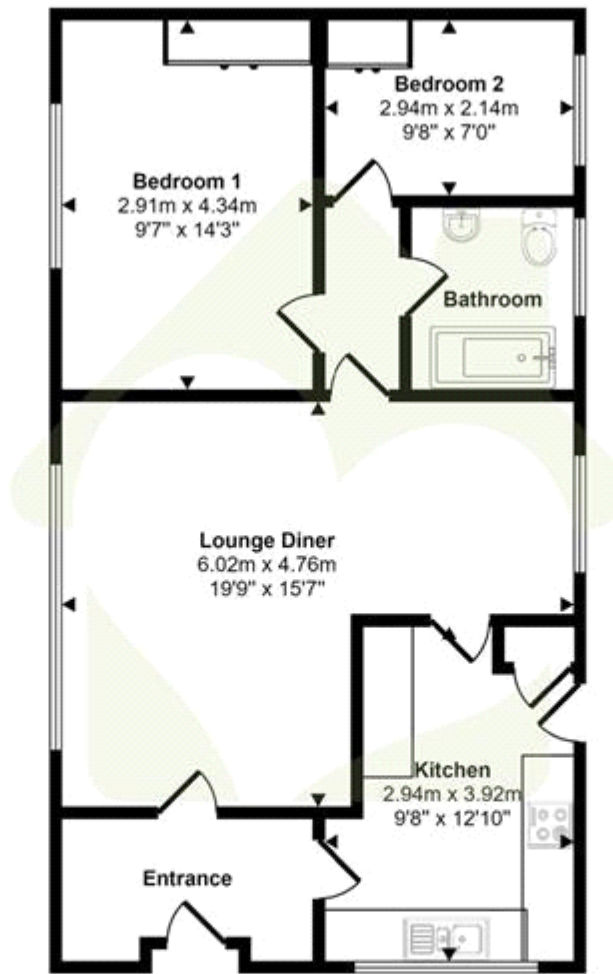
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Ground Floor

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