



LOVE HOMES

1 Bed Park Home

£35,000



First Avenue, Clitheroe

*****REDUCED* RECENTLY DECORATED THROUGHOUT *
VACANT POSSESSION * EXCELLENT PLOT LOCATION *
VIEWING RECOMMENDED * SUITED TO OVER 50's * COUNCIL
TAX BAND A ***

Ideally suited to those wishing to downsize, this one bedroom residential park home close to the beautiful town of Clitheroe has come to the market. Offered with vacant possession, this home has recently undergone a scheme of redecoration throughout and briefly comprises; sitting room, kitchen with space for a small dining table, bedroom and shower room. The home is sat on a corner plot position and offers wraparound gardens which consist of areas laid to lawn and flagged patio. There is driveway parking for several cars and abundance of established shrubs and hedges.

For further information or to arrange a viewing, please call our team on 01995 213101.

Key Features

- Residential park home
- Decorated throughout
- Good sized lounge
- Shower Room
- Corner plot
- Wraparound gardens
- Driveway parking
- Peaceful park location

Ground Floor

Entrance Hall - Entered via the Upvc door and giving direct access to the bedroom, shower room and kitchen.

Kitchen - 11' 5" x 8' 10" (3.5m x 2.7m) A range of wall and base units with complimenting laminate worktops. There is space for a free standing cooker, fridge freezer and washing machine. A stainless steel sink and drainer gives views out of the side aspect window. There is also a window to the opposite side giving the room lot of natural light. A door leads into the

Lounge - 11' 5" x 10' 5" (3.5m x 3.2m) With a splay bay window to the front elevation and a window and Upvc door to the side. There is a gas fire as well as a radiator. There are wall light and a ceiling light. This is a comfortable sitting with a brand new carpet fitted.

Bedroom - 11' 1" x 7' 2" (3.4m x 2.2m) A double sized bedroom with fitted wardrobes including top lockers and drawers. There is a large Upvc double glazed windows and a radiator.

Shower Room - A three piece suite comprising; cubicle housing an electric shower, low level WC, corner wash basin and radiator. There is also an opaque window to the side elevation. The walls are part tiled.

Exterior

Gardens and Parking - The home is sat on a corner plot and benefits from wraparound gardens. There are lawned areas as well as patio area. There is a storage shed and driveway parking for several cars.

Location

The Three Rivers Park can be found on Moor Lane, on the outskirts of West Bradford, Clitheroe. Purchaser should be aware that this is a RESIDENTIAL park home and as such is covered by the Mobile Homes Act. Pets are permitted and the council tax is Band A. The site fees are paid quarterly and are £ 537.04 (179.01 per month) which also includes water rates.

Additional Information

These particulars have been produced as general guidance and do not form any part of a binding contract. Electric, Gas, plumbing, heating, drainage or any other appliances have not been tested by Love Homes Estate Agents (LHEA). Whilst every care is take, any measurements given in these details are approximate. No employee of LHEA is authorised to give or make any representation of warranty towards the home. Details are available to download, store and use for own personal use. They must not be re-transmitted, republished or redistributed. The LHEA logo and ownership copyright must remain on all publications.

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