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Lynwood Park  
Preston PR4 1XJ

**Offers in the Region  
Of £17.000**

Two bedroom Park Home  
Full 12 month Residential Park  
Quiet Position  
Close to local amenities  
Low maintenance garden  
South facing Porch



This Two bedroom Home enjoys the security of a full twelve month tenancy on the well established, Lynwood Park. The Park is very well situated for local amenities and only a short drive from Lytham St Annes. In brief, the home comprises of lounge, kitchen, one double and one single bedroom and shower room. Further living space is benefited from the porches, one to the front and another to the side elevation.

**For an appointment to view call 01772 633399 or email  
[info@tem-po.co.uk](mailto:info@tem-po.co.uk)**



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**Council Tax Band = A**

### **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.

## **ACCOMMODATION**

### **Lounge** 11' 5" x 9' 4" (3.48m x 2.84m)

Enter through front porch. Gas fire on brass hearth surround. Single radiator. Window to front and side elevation. Glass bi-folding doors leading to kitchen.

### **Kitchen** 9' 4" x 7' 9" (2.84m x 2.36m)

Range of base and eye level units. Stainless steel sink with single drainer. Gas supply to free standing oven. Built-in storage cupboard. uPVC windows overlooking both sides of the home.

### **Shower Room**

Vanity storage unit to sink and eye level mirrored cabinet. Walk-in shower. Single radiator. Low flush WC and obscure window to the side elevation.

### **Inner Hall**

Access to bedrooms, shower room and side porch.

### **Bedroom 1** 9' 3" x 7' 9" (2.82m x 2.36m)

Double bedroom. Built-in wardrobes with mirrored door. Over head storage. Single radiator. uPVC window to side elevation.

### **Bedroom 2** 7' 9" x 6' 11" (2.36m x 2.11m)

Good size single bedroom. Single radiator. uPVC window to side elevation.

### **Externally**

This low maintenance plot enjoys a South facing disposition. Garden shed included.

## **Terms & Conditions**

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## **Arrange A Viewing**

If you are interested in viewing a property through tem-po.co.uk please call our team on 01772 633399 or email [info@tem-po.co.uk](mailto:info@tem-po.co.uk).

## **Financial Advice/Conveyancing**

Tem-po.co.uk have links to a range of financial products and services including independent mortgage advice and conveyancing.

Please call our team on 01772 633399 or email [info@tem-po.co.uk](mailto:info@tem-po.co.uk).

Thank you for visiting the tem-po.co.uk website.

## **Arrange A Property Valuation**

If you are thinking of selling or letting your property tem-po.co.uk will be more than happy to provide you with a free valuation without obligation, to arrange a valuation please call our team on 01772 633399 or email [info@tem-po.co.uk](mailto:info@tem-po.co.uk).