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Meadow Park, Plox Brow
Preston PR4 6HG

£125,000

VIEWING HIGHLY
RECOMMENDED.

Immaculately Presented

Stately Albion Chatsworth Gold
42' x 20'

En-suite Master Bedroom

Retirement/Semi-retirement Park

Rural location

Still covered by Gold Shield
Warranty

Suitable for 50+ years



STUNNING Park Home set in the peace and tranquility of Meadow Park. This home cannot come recommended enough for those looking to enjoy rural living and yet it is only a short distance from the local amenities of Tarleton village and Southport beyond. This superbly presented home briefly comprises: Hall; Lounge with open way to Dining Room; Modern fitted Kitchen; Two double bedrooms both with fully fitted furniture; En-Suite to Master bedroom; Family Bathroom incorporating corner bath. The home is currently covered by the remainder of the ten year Gold Shield Warranty. VIEWING IS ESSENTIAL.

**For an appointment to view call 01772 633399 or email
info@tem-po.co.uk**



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ACCOMMODATION

Entrance Hallway

Feature Apex and Upvc double glazed door gives entrance into the spacious, airy hallway. Central heating radiator.

Lounge 10' 11" x 19' 4" (3.32m x 5.89m)

The three bay windows to this spacious lounge, gives an airy bright feel. The views could not be more rural as two of the windows look directly onto farm land. Remote controlled electric wall mounted feature fire. Two radiators. Arch way to Dining Area.

Dining Room 8' 1" x 9' 8" (2.46m x 2.94m)

Upvc Patio Doors give light to the open plan dining area. 1 radiator. Glass panel door leading to kitchen.

Kitchen 9' 5" x 12' 9" (2.87m x 3.88m)

Well appointed modern kitchen with a range of base and eye level cupboards and draws. 1 1/2 bowl single sink unit with drainer and mixer tap. Concealed lighting above base cupboards. Built-in oven and gas hob with air purifier over. uPVC double glazed window to the rear. uPVC door leading to the garden.

Inner Hall

Doors leading to two double bedrooms and family size bathroom.

Master bedroom 9' 5" x 10' 5" (2.87m x 3.17m)

Extensive range of modern fitted furniture. uPVC double glazed window to rear elevation. One radiator. Door to en-suite shower room.

En-suite

Three piece bathroom suite comprising of; Shower cubicle; Wash hand basin and pedestal; Low flush WC; extractor fan; one radiator

Bedroom 2 8' 9" x 9' 6" (2.66m x 2.89m)

Upvc double glazed bow bay window to front. Range of modern fitted furniture. One double radiator

Bathroom

Three piece white bathroom suite featuring corner bath. Vanity unit and Low flush WC. Part tiled walls. One radiator and obscured window to front elevation.

Exterior

The exterior of this property is very well maintained. A flagged patio surrounds the home and a garden shed is included. The property has its own private parking area.

Views

Wow! Amazing views over farmland. The current owners love to watch the many species of birds who equally enjoy the location!

Additional Information

The site this property is on is called "Meadow Park". It is ideal for people 50+ years of age and pets are allowed at management discretion.

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.





Terms & Conditions

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