OUTSIDE THE PROPERTY

FRONT GARDEN
Large tarmac/dum front garden with block paved and stone chipped borders providing ample off road parking. Two double wrought iron gates to either side of the park home leading down the side and into the rear garden. Outside cold water tap. External gas meter.

SIDE AND REAR GARDENS
Laid to flag paving with flower borders and stone chippings around. Timber garden shed with light, power and switch for the water fountain. Rear access under the park home. Surrounded on all sides by a combination of timber fencing, concrete posts and brick built walls.

SERVICES
Mains water, mains electric, mains gas. Local Authority Lancaster City Council. Council tax band A. Ground rent payable is £168 per month, which includes water and maintenance/lighting of the communal areas.

AGENTS NOTES
Whilst we endeavour to make our sales details accurate and reliable they are only a general guide and should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. Accordingly, if there is any point which is of particular importance to you, please contact the office. The seller does not know or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your solicitor or licensed conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. Jessops Estate Agents have not tested any included equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition and commission service reports before finalising their offer to purchase. Any intending purchasers should satisfy themselves as to the accuracy of all dimensions given and that heating, plumbing, electrical installations, equipment and appliances are in efficient working order and ensure services are connected and comply with the appropriate current regulations. Please note that the room measurements within this set of Sales Particulars have been taken and recorded using a laser measuring device and therefore there may be some distortion with regards the readings. We do not guarantee the accuracy of the measurements.

14 Old Trafford Park
Borrans Lane, Middleton, LA3 3QP

Immaculate, two bedroom double park home on a large plot with ample off-road parking. Situated on this permanent residential site for the over 55’s off Borrans Lane, within a quarter mile radius of Middleton Village and Heysham Golf Club. The park home offers a quality spec throughout and is fully uPVC double glazed and gas central heated. Briefly comprises: side entrance into the sun room (can also be accessed from the other side into the lounge), modern fitted kitchen, dining area with open access into the lounge with feature fireplace, inner hallway, master bedroom with part mirror fronted wardrobe, second bedroom and modern shower room/wc.

Outside there is a large tarmac/dum front garden/driveway providing off-road parking for up to 4 vehicles plus additional parking to the side and there are low maintenance flagged gardens to the side and rear. Ideally suited to semi retired and retired buyers seeking the conveniences of a park home on an established site. Internal viewing is essential to appreciate the accommodation on offer. No chain.

Price Guide – Offers Around £74,950
(Subject to Contract)
SIDE ENTRANCE
Electric outside light. uPVC double glazed front door leading into:

SIDE SUN ROOM (3.15m x 1.57m) (10'4" x 5'2")
uPVC double glazed windows to three sides, each with top openers and part patterned glazed panels, fitted roller blinds in part. Double panel central heating radiator. Wall light. One power point. Timber framed inner front door with inset patterned glazed panels leading into:

DINING AREA (3.08m x 2.02m) (10'1" x 6'8")
uPVC double glazed window with two openers to the side elevation, fitted vertical blinds. Single panel central heating radiator. Floor to ceiling storage cupboard with built-in shelving and single panel central heating radiator. Wall mounted central heating thermostat and timer controls. Television aerial point. Telephone point. Two halogen down lighters. Two power points. Open archway leading into:

KITCHEN (3.13m x 2.87m)(10'3" x 9'5")
uPVC double glazed window overlooking the sun room. Range of base, drawer and wall units with white high gloss fronts and complementary working surfaces in part to three walls. Inset one and a half bowl stainless steel sink with mixer tap and drainer. Gas cooker point with aluminium extractor hood with fan and light above. Plumbed for automatic washing machine. Wall mounted Worcester combination condensing boiler (approximately 2 years old). Three halogen down lights. Five power points.

ACCOMMODATION IN DETAIL

LOUNGE (6.01m x 3.34m) (19'8" x 11'0")
Two uPVC double glazed windows with top openers to the front elevation, fitted vertical blinds. Further uPVC double glazed window to the side elevation, fitted vertical blinds. Feature fireplace with marble surround, back and hearth with inset living flame gas fire. Two single panel central heating radiators. Television aerial point. Two halogen down lighters. Seven power points. uPVC double glazed side door with inset patterned glass leading out onto the side of the property.

INNER HALLWAY
Ceiling light point. One power point.

MASTER BEDROOM (3.00m x 2.89m) (9'10" x 9'6")
uPVC double glazed window with side opener to the rear elevation, fitted roller black-out blind. Double panel central heating radiator. Two halogen down lighters. Four power points.

BEDROOM TWO (2.75m x 2.23m) (9'0" x 7'4")
uPVC double glazed window with opener to the side elevation, fitted vertical blinds and black-out curtains. Single panel central heating radiator. Ceiling light point.

SHOWER ROOM (2.90m maximum x 1.33m) (9'6" x 4'4")
uPVC patterned double glazed window with top opener to the rear elevation. Modern three-piece suite in white comprising double walk-in shower enclosure, wash hand basin set into a white high gloss vanity unit with mirror, shaver socket and light above and WC. Marine ply to all four walls. Chrome vertical heated towel rail. Tiled ceiling and floor. Three halogen down lights and extractor fan with pull cord.