

Two Bedroom Residential Park Home

Situated on the Popular  
Lamaleach Park in Freckleton

Double Glazing and Central  
Heating

Driveway and Large Rear Garden

Pets Allowed

On Site Residents Clubhouse



Tempo park homes are pleased to bring to the market this two bedroom park home located on the ever popular site of Lamaleach Park, approximately 10 Minutes Drive from Lytham and access to the Fylde Coast. The property briefly comprises: Entrance Hall, Lounge / Kitchen, Two Bedrooms, Shower Room, Utility Room and Rear Hall. Driveway and large rear garden

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





**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**

### **Entrance Hall**

UPVC Glazed door leads to the entrance hallway with built in storage cupboard. Laminate flooring, ceiling light and radiator.

### **Lounge/Kitchen 18' 4" x 9' 1" (5.58m x 2.77m)**

UPVC windows to the rear and side. Laminate flooring, TV aerial point, two ceiling lights and radiator. Fitted base units with worktop, inset sink and drainer with mixer tap.

### **Bedroom One 7' 10" x 9' 1" (2.39m x 2.77m)**

UPVC glazed windows to the front and side, laminate flooring, ceiling light and radiator.

### **Bedroom Two 8' 7" x 6' 3" (2.61m x 1.90m)**

Two UPVC glazed windows to the side, ceiling light and radiator.

### **Shower Room**

UPVC window to the side. Fitted shower room with a three piece suite comprising: low flush WC, pedestal hand wash basin with mixer tap and step-in quadrant shower enclosure with mixer shower, riser rail and shower attachment. Ceiling light, tiled splashbacks vinyl flooring and radiator.

### **Utility Room 8' 4" x 4' 4" (2.54m x 1.32m)**

UPVC glazed window to the front. Plumbing for automatic washing machine, laminate flooring and radiator.

### **Rear Hall**

UPVC glazed door to the rear and window to the side. Built in cupboard housing central heating boiler, laminate flooring and two ceiling lights.



## **Terms & Conditions**

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## **Arrange A Viewing**

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

## **Financial Advice/Conveyancing**

Tempoestates.co.uk have links to a range of financial services including independent mortgage advice and conveyancing.

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

Thank you for visiting the tempoestates.co.uk website

## **Arrange A Property Valuation**

If you are thinking of selling or letting your property, we are happy to provide you with a free valuation with a view to selling or letting. Please call our team on 01772 633399 or email [info@tempoestates.co.uk](mailto:info@tempoestates.co.uk)