

Reeds Rains

The Estate Agent

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Oakland Glen, Walton-Le-Dale, Preston

£75,000

This 36' x 20' Tindene 'Dalben Lodge' park home was registered in December 1988 and is well presented throughout. Oakland Glen has a delightful woodland setting, and is a nature enthusiast's paradise. This lovely home has landscaped garden areas to the front and rear, and a driveway allowing off road parking. The interior offers a fitted kitchen and spacious lounge/dining area. There is a modern shower room and two good sized bedrooms, one of which has fitted wardrobes and vanity unit. Early viewing of this home that has NO CHAIN DELAY is most highly recommended.

Bamber Bridge

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Entrance Hall

Entrance door to side and electric storage heater.

Kitchen 14'9" x 9'7"

Fitted with a modern range of base and wall units in white high gloss finish. Incorporating a stainless steel sink/drainage and mixer tap. Electric hob and oven. Integral fridge/freezer and washing machine. Airing cupboard. Built in cloaks cupboard. Upvc double glazed window to side. Timber entrance door to side.

L Shaped Lounge/Dining Area 19'7" x 16'1" (narrowing to 12' 1 in lounge area.)

Fire surround housing electric fire. Two storage heaters. Two Upvc double glazed bow windows to front.

Bedroom One 11'0" x 9'7"

Electric panel heater. Upvc double glazed window to rear.

Bedroom Two 9'8" x 8'7"

Built in wardrobes and vanity unit. Electric panel heater. Upvc double glazed window to side.

Shower Room

Modern shower room in white and chrome. Comprising of fully tiled shower cubicle. Pedestal wash basin and low level flush w.c. Chrome heated towel rail.

Tiled floor. Fully tiled elevations. Frosted Upvc double glazed window to side.

Exterior

The garden at the front of the property has been landscaped with a variety of shrubs and plants. There is a driveway to the side allowing off road parking. The rear garden contains an aluminium storage shed and is enclosed by timber fencing.

Directions

From our Bamber Bridge office turn right into Station Road and proceed heading toward Preston via Chorley Road and Cinammon Hill. At the mini roundabout turn left into Hannel Lane and continue to the major roundabout. Take the second exit into Carrwood Road and proceed to the roundabout. Take the third exit and the entrance to Oakland Glen can be found on the right hand side.

Buyer Notes:

The site fees are Â£108.58 per month. The water is on a meter and the bills are divided equally amongst the number of properties on site.

There is a Â£1.25 per quarter extra charge for the administration of these bills.

Agent's Notes Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



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