



## Lower Lodge Park, Armitage

£145,000



### Features

- NO UPWARD CHAIN
- SOUGHT AFTER MOBILE HOME PARK
- RETIREMENT PARK FOR OVER 50'S
- WELL PRESENTED THROUGHOUT
- MASTER BEDROOM WITH EN SUITE

### Contact Us

#### Chase Owl Estates

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## **Full Description**

### **Entrance Hallway**

Approached from double upvc French front entrance doors and having ceiling light point, radiator, useful double storage cupboard with shelving and having doors to Breakfast Kitchen and Lounge.

### **Lounge (15'9" x 12'9")**

Having wooden feature fire surround with electric fire on hearth. Two ceiling light points, coving, radiator and upvc double glazed window to rear aspect. Open plan to Dining Room and door leading to Inner Hallway to Bedrooms.

### **Dining Room (9'3" x 9'8")**

Having ceiling light point, radiator, coving and upvc double glazed window to rear aspect. French upvc doors leading to the paved steps leading to outside patio.

### **Breakfast Kitchen (16'2" x 10'0")**

Being fitted with a comprehensive range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash back. Built in double electric ovens, gas hob with extractor hood over, integrated dish washer, washing machine and fridge/ freezer. Inset ceiling lights, coving, radiator and upvc double glazed window to front aspect.

### **Inner Hallway**

Approached from door in Lounge and having airing cupboard housing boiler, ceiling light point and loft access.

### **Bedroom One (14'3" x 9'5")**

Being fitted with a comprehensive range of bedroom furniture. Ceiling light point, coving, radiator and upvc double glazed windows to side and rear aspects. Door to En Suite.

### **En Suite Shower Room**

Comprising walk in shower cubicle, w.c and vanity hand wash basin. Ceiling light point, extractor fan, heated towel rail, tiling to walls, coving and upvc double glazed window to rear aspect.

### **Bedroom Two (14'4" x 9'4")**

Again fitted with a full range of bedroom furniture. Ceiling light point, radiator, coving and upvc double glazed window to front aspect.

### **Bathroom**

Comprising corner bath with mixer tap, w.c and vanity hand wash basin with built in storage below. Ceiling light point, radiator, extractor fan, coving and upvc double glazed window to front aspect.

### **Outside**

The property having parking to side and steps leading up to front entrance door. Pathway leading to the rear garden being mainly laid to patio for low maintenance. Outside tap and shed.

### **Agents Notes;**

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate. Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

**Agents Note;**

GROUND RENT; £142.74 per month (includes water) approx

CALOR GAS TANK RENTAL; £16.70 per quarter approx

# Property Photos





## Property Location

