



## Lower Lodge Park, Armitage

£120,000



### Features

- NO UPWARD CHAIN
- GOOD SIZED PLOT
- RETIREMENT PARK FOR OVER 50'S
- WELL PRESENTED THROUGHOUT

### Contact Us

#### Chase Owl Estates

Studio 5, The Studios, Leahall Enterprise Park  
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## Full Description

### Entrance Porch

Approached from upvc front entrance door with glass side screen and window to side. Having ceiling light point, radiator and useful coats cupboard. Doors to Lounge and Breakfast Kitchen.

### Breakfast Kitchen (16'1" x 8'0")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash back. Built in electric oven, hob and extractor hood over, integrated dishwasher, fridge, freezer, microwave and washing machine. Inset ceiling lights, radiator and two upvc double glazed windows to side aspect. Door to Inner Lobby.

### Lounge / Dining Room (22'8" x 11'1")

Having a wooden feature fire surround with inset electric fire on hearth. Two ceiling light points, two radiators and upvc double glazed windows to front and side aspects.

### Inner Lobby

Having ceiling light point.

### Bedroom One (11'2" x 9'5")

Having built in wardrobes. Ceiling light point, radiator and upvc double glazed windows to rear and side aspects.

### Bedroom Two (9'3" x 7'1")

Again with built in wardrobes, ceiling light point, radiator and upvc double glazed French door to rear aspect.

### Shower Room

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

### Outside

The home is well tucked away for privacy behind hedged borders. A pathway leading to the front elevation, extending to all around the home. Having paved patio, shed, further shed having power and outside tap. Allocated parking is also available.

### 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; £141.22 per month (includes water)

CALOR GAS TANK RENTAL; £16.70 per quarter

# Property Photos





## Property Location

