

GLENLEIGH PARK, STICKER

PRICE £155,000



OFFERED FOR SALE AND CHAIN-FREE, THIS SPACIOUS PARK HOME IS A DELIGHTFUL OPPORTUNITY, BOASTING A STUNNING LEVEL AND MATURE GARDEN TO THE REAR, WITH CONVENIENT PARKING TO THE SIDE. THE WELL-PROPORTIONED ACCOMMODATION INCLUDES AN INVITING ENTRANCE HALL, A WELL-FITTED KITCHEN FLOWING INTO THE DINING AREA, A COMFORTABLE LOUNGE, A REAR PORCH, AN INNER HALL, AND TWO BEDROOMS. THE MAIN BEDROOM BENEFITS FROM A COSY WARDROBE AREA LEADING INTO A PRIVATE EN SUITE, WHILE THE SECOND BEDROOM FEATURES FITTED WARDROBE FURNITURE. EXTERNALLY, THE PROPERTY INCLUDES A HANDY STORE AREA AND THE OPTION OF A GARAGE FOR AN ADDITIONAL RENTAL FEE OF JUST £20 PER MONTH. EXCLUSIVELY AVAILABLE TO THOSE OVER 55.

Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



The Property

Offered for sale and chain-free, this spacious park home presents a wonderful opportunity, featuring a beautiful level and mature garden to the rear, along with parking to the side. The property benefits from gas-fired central heating and UPVC double-glazed windows and doors, ensuring comfort and energy efficiency throughout. The well-proportioned accommodation includes an inviting entrance hall, a well-fitted kitchen flowing into the dining area, a comfortable lounge, a rear porch, an inner hall, and two bedrooms. The main bedroom boasts a cozy wardrobe area leading into a private en suite, while the second bedroom is equipped with fitted wardrobe furniture. Outside, you'll find a useful store area and the option to rent a garage for just £20 per month. Exclusively available for those over 55.

Site fees £258.89 pcm.

Room Descriptions

Lounge

4.02m x 4.43m (13' 2" x 14' 6")
Two windows to the gable end, window to the rear, French doors leading to the rear porch, living flame effect LPG gas fire with wooden surround. Leading to the dining area.

Dining Area

2.92m x 3.12m (9' 7" x 10' 3")
Window to the rear, door leading to the inner hall

Kitchen/Dining Area

5.95m x 3.061m (19' 6" x 10' 1")
overall measurement for the kitchen and dining area Fitted with a good range of wood fronted cupboards, peninsular breakfast bar, worktop mounted display cabinets, gas hob, space for fridge, gas oven, extractor canopy, tiled splashback, window to the front, door leading to the entrance lobby and utility area.

Utility Room

1.46m x 1.69m (4' 9" x 5' 7")
Window to the side, space and plumbing for washing machine, space for tumble dryer, Valient wall mounted LPG boiler supplying radiators and hot water throughout. high level cupboards.

Inner Lobby

With doors leading of:

Bathroom

Fitted with a White suite comprising of panelled bath with shower above, low level W.C. vanity wash hand basin with cupboards below, fully tiled walls, airing cupboard with slatted shelving, extractor, florescent light.

Bedroom 2

2.98m x 3.153m (9' 9" x 10' 4")
fitted with a range of built in wardrobe cupboards and chest of drawers, bedside tables and over head bridging units, window to the rear.

Bedroom 1

3.32m x 2.89m (10' 11" x 9' 6")
Large window to the front, a range of wardrobe cupboards and a large vanity unit with plenty of drawers which then leads to a lobby with further built in wardrobes which leads to the en suite shower room.

En Suite Shower room

With shower cubicle with mains shower, low level W.C. vanity unit with storage below. Fully tiled, window to the side, window to the side.

Rear Porch

2.59m x 1.992m (8' 6" x 6' 6") With door leading to the rear garden.

Outside Shed

1.7m x 3.38m (5' 7" x 11' 1") With light and power.