



17a Willow Close, Shireburne Park,
Waddington

£99,950

A fabulous park home enjoying residential status with stunning south-facing aspects on a premier plot, within this highly popular development, conveniently located between Clitheroe and Waddington. Fastidiously maintained and presented, this Stately Albion Lodge measures 36 ft x 12 ft; a one-bedroom, refurbished in 2019, it meets residential standard BS3632. It comprises an open plan lounge/diner kitchen, one double bedroom with wardrobes, a store room and a three-piece bathroom. One car parking space and low maintenance pebbled garden. (408 sq ft/38 sq m approx/EPC Exempt).

Definitely one of the best compacts you'll see.



17a Willow Close, Shireburne Park, Waddington

Directions

Leave Clitheroe along Edisford Road passing the swimming pool and continuing over the river bridge. Turn immediate right into towards Waddington and after approximately a quarter of a mile, the entrance to Shireburne Park can be found on the left-hand side (it is the second access not the first). Once you're in the development bear left and the office can be found on the left hand-side where you'll get directions.

Services

Mains supplies of electricity, water and drainage. LPG central heating and cooking. Council tax payable to RVBC Band A. Site fees of £881 per quarter which includes a drainage and sewage charge. An over 55s restriction applies. According to the Mobile Home Act 2013, Park Homes are neither Freehold nor Leasehold.

Additional Features

A Carabuild Stately Albion large 36 ft x 12 ft. 1 bed residential standard BS3632. PVCu windows and external doors with fitted window blinds. The price includes all lounge furniture , dining and bedroom furniture, kitchen appliances, Dyson wall mounted vacuum cleaner and all quality floor coverings plus two external storage lockers and garden furniture.

Accommodation

The main entrance opens to a hall which serves every habitable room plus the bathroom. Each room has a smart mono-panelled door with brushed metal handles. The lounge, dining and kitchen areas are open plan and being south-facing these areas are flooded with natural light. The spacious lounge is square in shape with a casement window and French door access to a sun-drenched balcony; with a glass balustrade helping to capture the beautiful views beyond. A wall mounted log effect electric fire gives instant warm and ambience and above it there is concealed wiring for a TV. To the side is a very useful built-in shelved cupboard. The smart and stylish kitchen features the ever popular Shaker style cabinetry paired with laminate counters and Metro style splashback tiling plus a stainless steel sink unit with mixer tap. The built-in cooking appliances consist of a gas oven and hob beneath an extractor canopy and there is a Bosch washing machine and a Fridgemaster upright fridge freezer.

The bedroom is an ample double with a full run of built-in wardrobes and a high shelf for additional storage. Next to it is a store room which could also quite easily be used as a study if preferred. The three-piece bathroom comprises a panelled bath with a glass screen and a mixer tap shower over, low suite wc and a vanity washbasin. The bath and basin area has shower board for easy cleaning and practicality.

Outside

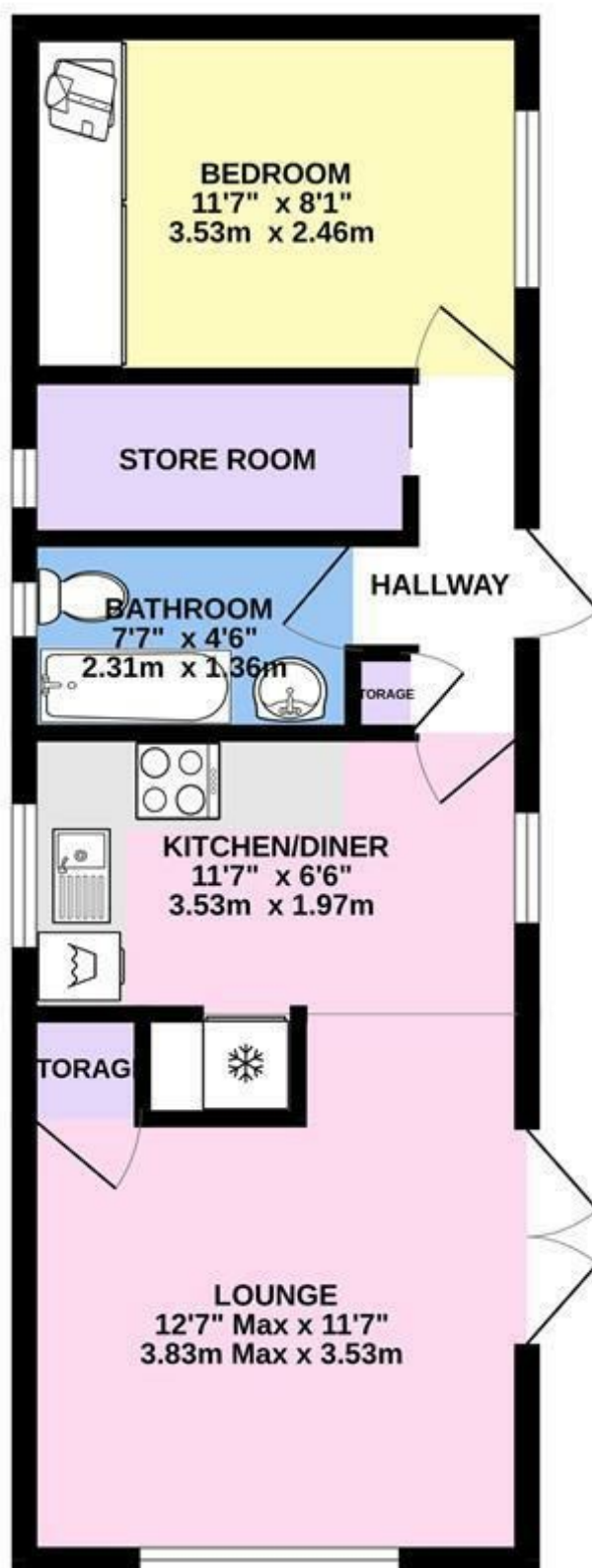
Beyond the railed balcony is a pebbled flat apron which surrounds the property. A smart low maintenance option with some large feature rocks and a recently erected overlapping timber fence along the rear boundary. There is an external water tap, a small storage box and a large box container which houses the balcony furniture.

Number 17A is only one of three units situated along this select tarmacadam surface cul-de-sac. Surrounded by beautiful trees and the cheerful sound of bird song, it enjoys one of the most desirable spots on the Park. Being south facing is just the icing on the cake.

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NO UPWARD CHAIN.

Viewing

GROUND FLOOR
408 sq.ft. (38.0 sq.m.) approx.



17A WILLOW CLOSE, SHIREBURNE PARK, EDISFORD RD, WADDINGTON, BB7 3LB

TOTAL FLOOR AREA : 408 sq.ft. (38.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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