

## Ground Floor



## Dales View Park, Salterforth, BB18 5RQ

### £155,000

#### DECEPTIVELY SPACIOUS TWO BEDROOM PARK HOME

Located in Dales View Park in Salterforth, Barnoldswick, this charming! two-bedroom park home offers a surprisingly spacious living experience. Upon entering, you will be welcomed by a large lounge that provides an inviting space for relaxation and entertainment. The main bedroom is a true highlight, featuring an en suite with a shower room, ensuring both comfort and privacy.

The contemporary kitchen is fitted with modern appliances, making it a joy for any home cook. It seamlessly combines style and functionality, perfect for preparing meals and enjoying casual dining.

Step outside to discover a lovely rear garden, complete with a shed and greenhouse, ideal for gardening enthusiasts or those seeking a tranquil outdoor space to unwind.

This property is situated in a great location, providing easy access to local amenities and the picturesque surroundings of the area. Whether you are looking for a peaceful retreat or a vibrant community, this park home is an excellent choice for those seeking a comfortable and convenient lifestyle. Don't miss the opportunity to make this charming property your new home.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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- Park Home - Over 45's Only
- Spacious Reception Room
- Driveway For Off Road Parking And Visitors Car Park
- EPC Exempt
- Two Bedrooms
- Fitted Kitchen With Appliances
- Tenure: Freehold
- Two Bathrooms
- Well Maintained Gardens
- Council Tax Band; A

### Ground Floor

#### Hall

11'7 x 8'7 (3.53m x 2.62m)

Composite frosted entrance door, hardwood leaded window, central heating radiator, loft access, smoke alarm, storage and doors to reception room, kitchen, two bedrooms and shoer room.

#### Reception Room

19'7 x 18'9 (5.97m x 5.72m)

Five UPVC double glazed window, central heating radiator, coving and gas fire with marble effect hearth and surround.

#### Kitchen

12'9 x 9'6 (3.89m x 2.90m)

UPVC double glazed window, central heating radiator, wood panel wall and base units, granite effect worktops, tiled splash back, integrated double oven, four burner gas hob, extractor hood, stainless steel sink with draining board and mixer tap, integrated fridge freezer, integrated dishwasher, tile effect floor and UPVC double glazed frosted door to rear.

#### Bedroom One

12'7 x 9'6 (3.84m x 2.90m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobes and door to en suite.

#### En Suite

6'7 x 3'3 (2.01m x 0.99m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, direct feed shower in enclosure, extractor fan, tiled elevation and tile effect flooring.

#### Bedroom Two

10'5 x 9'7 (3.18m x 2.92m)

UPVC double glazed window, central heating radiator, coving, feature wall light, fitted wardrobes and UPVC double glazed French doors to rear.

#### Shower Room

6'5 x 4'9 (1.96m x 1.45m)

UPVC double glazed frosted window, central heating radiator, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower in enclosure, extractor fan, tiled elevation and tile effect flooring.

#### External

##### Front

Paving, stone chips, bedding areas and pond.

##### Rear

Enclosed, stone chips, paving, bedding areas, storage shed and greenhouse.



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