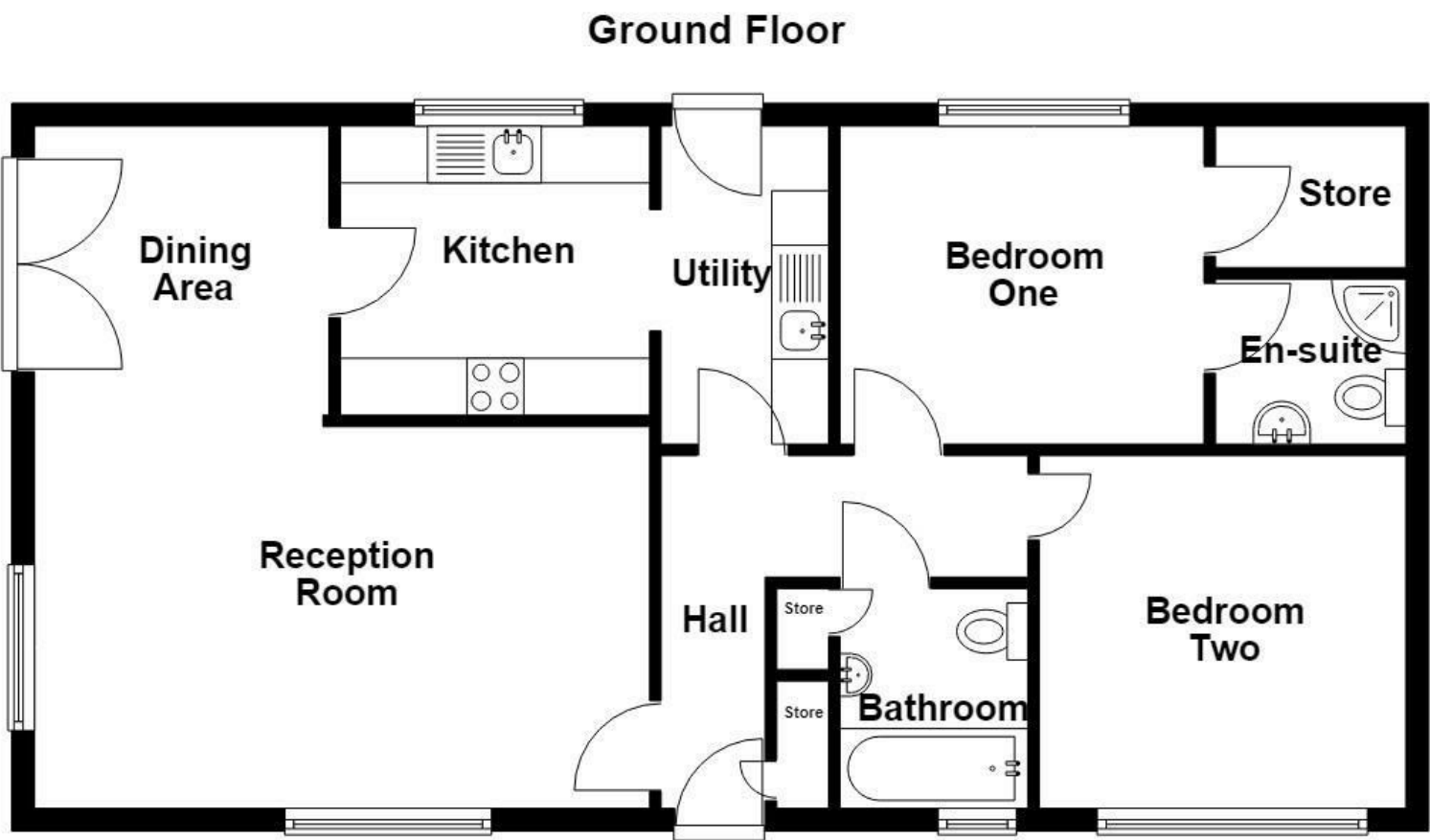




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Edisford Road, Waddington, BB7 3LB

£180,000

A WONDERFUL TWO BEDROOM FULLY RESIDENTIAL PARK HOME NESTLED ON THE STUNNING SHIREBURN PARK

Nestled in the picturesque Ribble Valley, this charming two-bedroom fully residential park home on Edisford Road in Waddington offers a unique opportunity for those seeking a tranquil lifestyle surrounded by nature. Located within the serene Shireburn Park, this residential park home is perfect for individuals or couples looking to enjoy the beauty of the countryside while still being close to local amenities.

The property boasts a delightful setting, where the lush greenery and stunning landscapes of the Ribble Valley create a peaceful retreat. Inside, the home is designed for comfort and convenience, providing a welcoming atmosphere that is both modern and inviting. The two well-proportioned bedrooms offer ample space for relaxation, while the open-plan living area is perfect for entertaining guests or enjoying quiet evenings at home.

Living in this park home allows you to embrace a slower pace of life, with the natural surroundings providing a perfect backdrop for leisurely walks and outdoor activities. The community at Shireburn Park is friendly and welcoming, making it an ideal place to settle down and enjoy a sense of belonging.

This property is not just a home; it is a lifestyle choice that offers the best of both worlds—peaceful living in a stunning location, with the convenience of nearby Clitheroe's shops, restaurants, and cultural attractions. If you are looking for a serene escape in the heart of the Ribble Valley, this park home is a must-see.

Edisford Road, Waddington, BB7 3LB

£180,000



- Wonderful Fully Residential Park Home
- Picturesque Ribble Valley Setting
- Off Road Parking
- Tenure - Freehold
- Two Well Proportioned Bedrooms
- Peaceful And Tranquil Location
- EPC Rating - Exempt
- Spacious Open Plan Living
- Close To Local Amenities
- Council Tax Band - A

Ground Floor

Entrance Hall
10'7 x 10'2 (3.23m x 3.10m)

Reception Room
17'9 x 11 (5.41m x 3.35m)

Dining Area
8'6 x 8'4 (2.59m x 2.54m)

Kitchen
9'1 x 7'10 (2.77m x 2.39m)

Utility Room
9'2 x 4'10 (2.79m x 1.47m)

Bedroom One
10'6 x 9'4 (3.20m x 2.84m)

En Suite
5'6 x 4'9 (1.68m x 1.45m)

Bedroom Two
10'7 x 9'4 (3.23m x 2.84m)

Bathroom
6'4 x 5'8 (1.93m x 1.73m)

External
Laid to lawn areas with paved seating areas, established bedding areas, mature trees and surrounding shrubbery.

