

**Ground Floor**  
Approx. 373.6 sq. feet  
(excluding Vestibule)



**Shireburn Caravan park, Waddington, BB7 3LB**

**Offers In Excess Of £115,000**

LOVELY FULLY RESIDENTIAL PARK HOME IN CLITHEROE

Located on Edisford Road in the charming village of Waddington, this delightful Caravan offers a perfect blend of comfort and modern living. The property features a spacious master bedroom, complete with integrated wardrobes and an ensuite WC, ensuring a private retreat for relaxation. In addition, there is a well-appointed main shower room, catering to the needs of family and guests alike.

The heart of the home is the well-equipped kitchen, which flows effortlessly into a generous reception room, creating an inviting space for entertaining or enjoying family time. The open-plan design enhances the sense of space and light, making it a perfect setting for both everyday living and special occasions.

Outside, the property boasts a lovely paved decking area, ideal for alfresco dining or simply soaking up the sun. The separate enclosed garden is laid to lawn, complemented by gravel chippings and bedding areas, providing a tranquil outdoor space for gardening enthusiasts or those seeking a peaceful retreat.

Additionally, the Caravan benefits from an off-road parking area, ensuring convenience for residents and visitors alike. This property is a wonderful opportunity for those looking to settle in a

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.

# Shireburn Caravan park, Waddington, BB7 3LB

Offers In Excess Of £115,000



- Park Home
- Fitted Kitchen
- Off Road Parking
- EPC Exempt
- One Bedroom With En Suite WC
- Three Piece Shower Room
- Tenure: Leasehold
- Spacious Reception Room
- Enclosed Garden
- Council Tax Band: A

## Ground Floor

### Vestibule

6'3 x 3'6 (1.91m x 1.07m)

UPVC double glazed frosted entrance door, central heating radiator, spotlights, boiler cupboard, doors to store room, bedroom and open access to kitchen.

### Kitchen

9'4 x 6'3 (2.84m x 1.91m)

UPVC double glazed window, spotlights, wall and base units, laminate worktops, one and half bowl ceramic sink with draining board and spring mixer tap, space for freestanding cooker, extractor, space for fridge freezer, wood effect flooring and open access to reception room.

### Reception Room

11'7 x 10'11 (3.53m x 3.33m)

UPVC double glazed box window, four UPVC double glazed windows, two central heating radiators, spotlights and UPVC double glazed frosted door to side.

### Bedroom One

9'10 x 8'4 (3.00m x 2.54m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes and door to en suite WC.

### En Suite WC

4'10 x 2'11 (1.47m x 0.89m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, tiled elevation and tile effect flooring.

### Shower Room

5'7 x 5'1 (1.70m x 1.55m)

UPVC double glazed frosted window, central heating radiator, spotlights, low flush WC, pedestal wash basin with mixer tap, direct feed shower in enclosure and wood effect flooring.

### External

#### Front

Gravel off road parking.

#### Rear

Enclosed laid to lawn, gravel chips, bedding areas and paving.

#### Side

Paving.



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