



19 Broadfields Park Oxcliffe Road, Heaton With Oxcliffe, Morecambe, LA3 3EH

A well-presented and conveniently located two bedroom park home in Heaton-with-Oxcliffe. Surrounded by countryside with the coastline within easy reach, this property is the perfect base for exciting days out exploring the local area. You can make the most of the shops and attractions of Morecambe, Heysham and Lancaster, with motorway access via the Bay Gateway for travelling further afield. The site has a lovely sense of community and is well-maintained, making it just as enjoyable sitting outside and soaking up the sun in your private garden.

The property has been looked after and updated by the current owner to create a welcoming home with space for hosting family and friends. A large open plan living and dining room offers space for seating, with a fireplace and dual aspect windows making it bright and comfortable all year round. A well-proportioned kitchen offers an abundance of storage space and room for preparing meals with built in cupboards for storing away household gadgets. Two double provide inviting sleeping spaces, serviced by the well-appointed three piece bathroom.

Outside, a wraparound garden offers space for potted plants and ornaments, with a private paved patio to the rear of the home, great for relaxing in the sun and hosting friends and family. There is off-road parking for one vehicle and a solid shed for storage of garden tools and outdoor equipment.

Don't miss the chance to make this brilliant park home your new exciting home, contact us today to book a viewing!



Reception Room **19'7" x 14'8" (5.98 x 4.48)**

As you enter the property you are greeted by a spacious reception room offering space for entertaining and relaxing, with a seating area and space for a family dining table. Dual aspect windows, including two gas-filled double glazed bay windows on the side aspect, fill the room with natural light, with three ceiling lights for the evenings. A carpeted floor spans the room offering ample space for you to tailor the set up to meet your needs. An electric fire sits at the centre of the room, with three double radiators adding to the comfort of the space. Double sockets around the room afford flexibility in its configuration so you can create your perfect reception room.

Kitchen **9'7" x 9'4" (2.94 x 2.86)**

A well-appointed kitchen sits off the reception room, with an external door to the rear patio seating area. Appliances include an integrated Smeg oven, four ring gas Smeg hob, both fitted in 2020, with an extractor fan above. A sink and drainer, added in 2023, sits beneath the double glazed window on the rear aspect. There is space for a freestanding fridge freezer plus undercounter space and plumbing for a washing machine. With cabinetry on three sides there's plenty of storage space, with two large cupboards perfect for storing away household gadgets. One cupboard houses the Worcester boiler for the home, fitted in 2020. This updated and spacious kitchen makes cooking a pleasure.

Hallway **8'9" x 2'11" (2.67 x 0.89)**

A carpeted central hallway connects the bedrooms and the bathroom. Featuring a central ceiling light, hanging space for coats and the heating controls for the park home.

Bathroom **6'8" x 5'6" (2.05 x 1.69)**

A three piece bathroom services the home, consisting of a pedestal sink, low flush toilet and bathtub with wall-mounted shower attachment. An extractor fan is mounted on the exterior wall beside the frosted double glazed window that provides plenty of natural light through the day. A double panel radiator and central ceiling light mean it is a

comfortable space, with a vinyl tile floor providing a practical, easy to clean surface. A wall-mounted shelving unit offers space for toiletries and beauty products, with a mirror on the wall opposite completing the bright bathroom.

Bedroom 1 **9'8" x 8'11" (2.96 x 2.74)**

A carpeted double bedroom at the side of the property boasts fitted wardrobes and a drawer units to create a brilliant master suite. A double glazed window on the side aspect provides daylight, with a central ceiling light for evening use. A double radiator sits beneath the window adding to the comfort of the space. There is a satellite connection for a TV, great for relaxing in the evenings.

Bedroom 2 **9'7" x 8'9" (2.94 x 2.68)**

A double bedroom sits off the central hallway with ample room on the carpeted floor for a double bed, fitted wardrobes and drawer units. A double glazed window on the side aspect provides natural light, with a double panel radiator below and a central ceiling light, making it a bright comfortable space to retire to each evening.

Garden

The beautifully presented, low maintenance wraparound garden features gravel beds for potted plants and outdoor decorations, giving the home excellent kerb appeal. At the side of the property, a solid built shed offers outdoor storage, with off-road parking for a vehicle in front. To the rear, a private patio seating area with surrounding walls offers space to soak up the sun and gather family and friends in the warmer months, with space for a bench and table. An external tap and light make it easy to keep on top of outdoor jobs, with access beneath the park home for maintenance and servicing.

Additional Information

Sold with no onward chain. The property pays one of the lowest rents on the site.





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