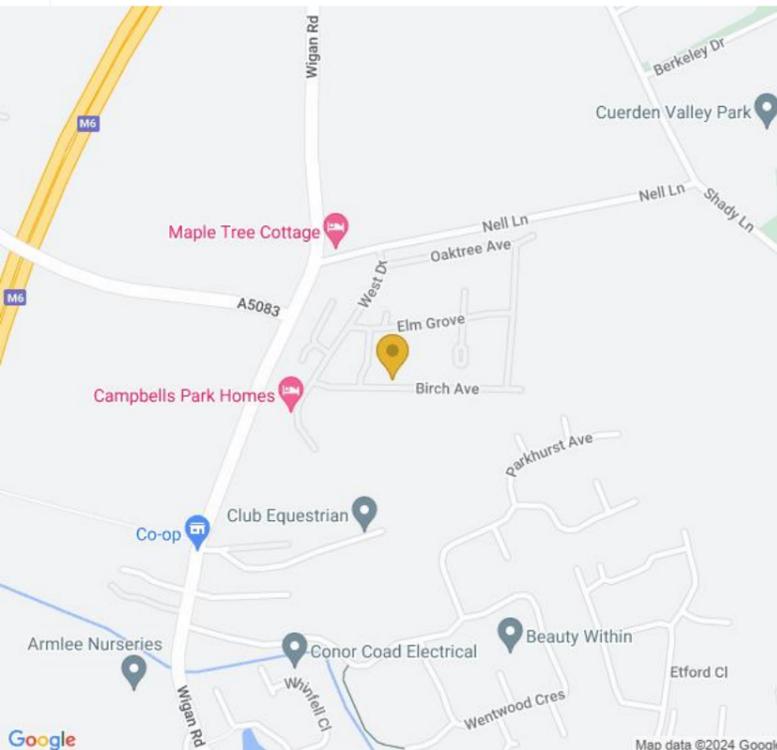
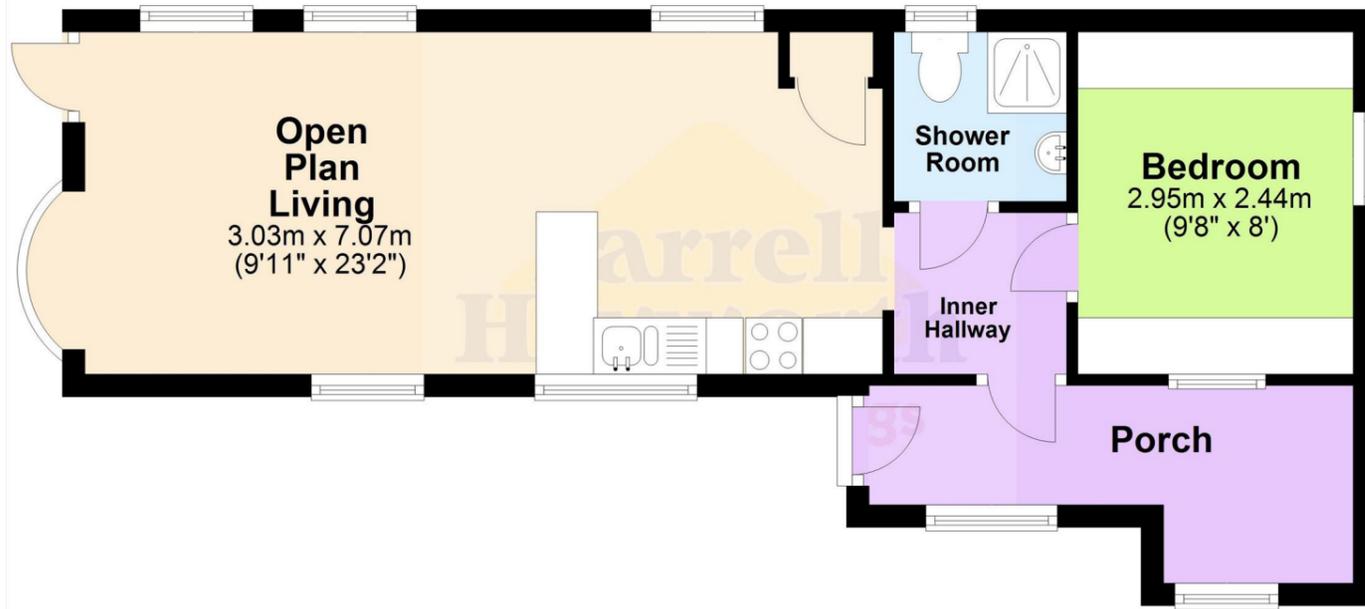


**£55,000**

Cuerden Residential Park,  
Leyland PR25



**Leyland**  
13/15 Cleveland Street  
Chorley PR7 1BH  
Tel: 01772 624150  
Email: [leyland@farrellheyworth.co.uk](mailto:leyland@farrellheyworth.co.uk)  
<https://www.farrellheyworth.co.uk/leyland>



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Cuerden Residential Park - Detached Park Home in Cul de sac**
- **Lounge, Kitchen, Three Piece Bathroom Suite & One Double Bedroom**
- **Side Porch, Gardens to the front and side, storage and drive**
- **NO CHAIN - Over 50's Retirement Home.**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

**Pending EPC**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)



Set on the ever popular Cuerden Residential Park this one bedroom detached park home offers spacious accommodation. Externally there is a driveway and garden which wraps around both sides and with a brick built storage shed.

The accommodation comprises a lounge with bay window and kitchen with windows to both sides. There is a four ring gas hob, electric oven, extractor and stainless steel sink and drainer. The part tiled shower room has a three piece suite comprising wc, wash hand basin and shower. The double bedroom has ample built in wardrobes over the bed, to each side and opposite. It also has the benefit of gas central heating, double glazing, plus plumbing in the shed for a washing machine.

Externally there is also a patio area and side porch. It is situated in a cul-de-sac position and Cuerden Residential Park is for the over 50's and has its own on site services and facilities.

This property is part of a deceased's estate and grant of probate may be required, until this has been granted a sale would not be able to proceed. All prospective purchasers should consider this before incurring any costs.

Tenure: To be confirmed  
To be confirmed information: Site Fees: £164 per calendar month  
Council Tax: Band A



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