

£90,000

**Stony Lane Retreats,
Forton, Preston PR3**

**Farrell
Heyworth**
Sales & Lettings



- **Two Bedroom Spacious Lodge on Small Select Development**
- **Open Plan Lounge, Kitchen Diner with Patio Doors to Private Deck**
- **Master Bedroom Suite with En Suite Shower Room**
- **Perfect Home or Retreat with Views to the Trough of Bowland**
- **Fully Landscaped Relaxing Grounds & Parking for 2 Cars**

Pending EPC

www.farrellheyworth.co.uk



New for 2023, the 41ft x 14ft Beverley Norwood is a spacious lodge providing the perfect home with views over to the Trough of Bowland. On a small family owned park you can expect a peaceful retreat to live in or as a home from home in relaxing grounds.

The lodge offers an open plan lounge, kitchen and diner with patio doors opening onto your private deck. Enjoy sitting out on your decking with sounds of the water feature from our pond. There is parking space for two cars plus additional parking for visitors.

Inside the fitted kitchen features grey units with a wood-effect worktop. It comes with a gas hob, electric oven, microwave, fridge/freezer and dishwasher. The dining area adjacent to the kitchen features a wooden table with four dining chairs. The lounge has two sofas, a coffee table and electric fire, and space for TV to be mounted.

The master bedroom suite features a king size bed, bedside cabinets, over-head storage lockers, a wardrobe and drawers, in addition to a wonderful walk-in wardrobe. The master bedroom also has an en-suite with shower, toilet, basin and towel radiator.

The guest bedroom features two single beds, a bedside cabinet, wardrobe, drawers and over-head storage.

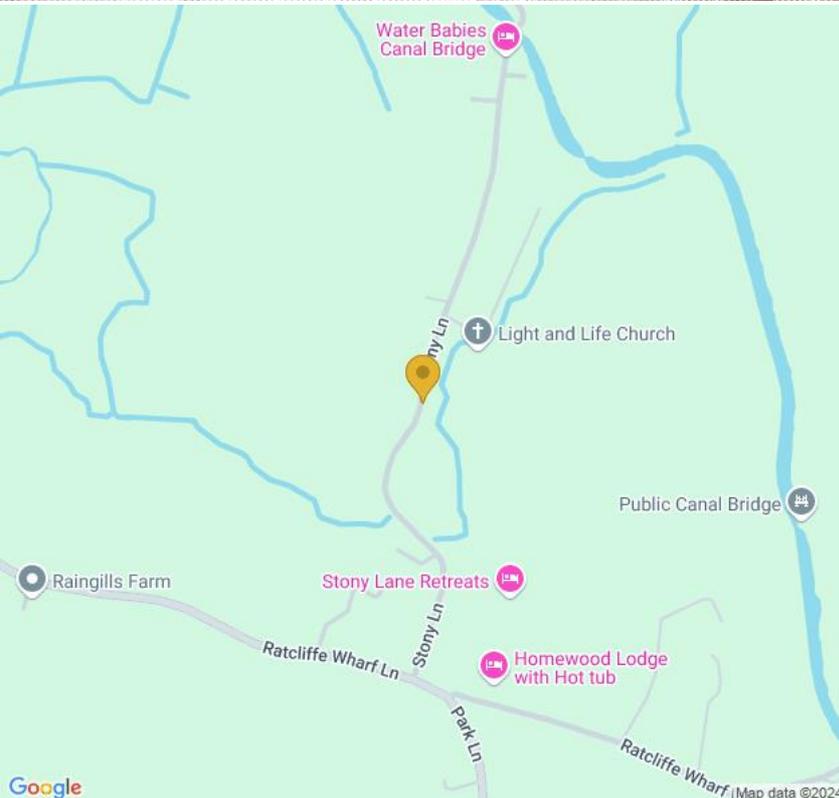
The family bathroom has a bath with shower over, toilet, basin and towel radiator.

The entrance hallway is spacious with two full-height storage cupboards, ideal for tidying away coats and shoes.

Tenure: To be confirmed

To be confirmed information: Sites Fees: £3000 PER ANNUM

Council Tax: Band To be confirmed



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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

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.