



Plot 242 Shireburne Park, Edisford Road, Waddington
Clitheroe

£85,000

This beautiful spacious two bedroomed Holiday Home within Shireburne Park is located on the parks 'premier row' with sublime views across the fells. . It includes a number of extras such as integrated dishwasher, fridge freezer and washing machine.

Viewing strongly recommended



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Shireburne Park is situated in the most enviable of locations just one mile from the picturesque village of Waddington and the affluent market town of Clitheroe. Holiday home owners are spoilt for choice with so many gastro country pubs within walking distance. The area is renowned for both cycling and an abundance of fabulous countryside walks. Open 12 months of the year, owners are free to come and go as they please and indulge yourselves in all that is on offer in the Ribble Valley.

This beautiful high specification two bedroome d unit within Shireburne Holiday Park comes complete with all furnishings. Surrounded by neutral and calming tones, each room allows you to immerse yourself into a state of relaxation from the moment you walk through the door. The open plan living space allows for a sociable atmosphere, with natural light encompassing the space perfectly.

You will find a lounge with sliding patio doors leading to a south facing deck, feature fireplace, two comfy sofas, coffee table and wall cabinets. There is a fully fitted kitchen with plenty of storage cupboards and a breakfast bar complete with bar stools. Integrated appliances consist of a washing machine, dishwasher, microwave and fridge/freezer.

The master bedroom comes complete with fitted wardrobes, dressing table and stool There is also an ensuite WC. Bedroom no.2 comes with twin beds, bedside table and wardrobe. The family bathroom consists of a shower cubicle, modern circular washbasin with vanity storage and low suite WC.

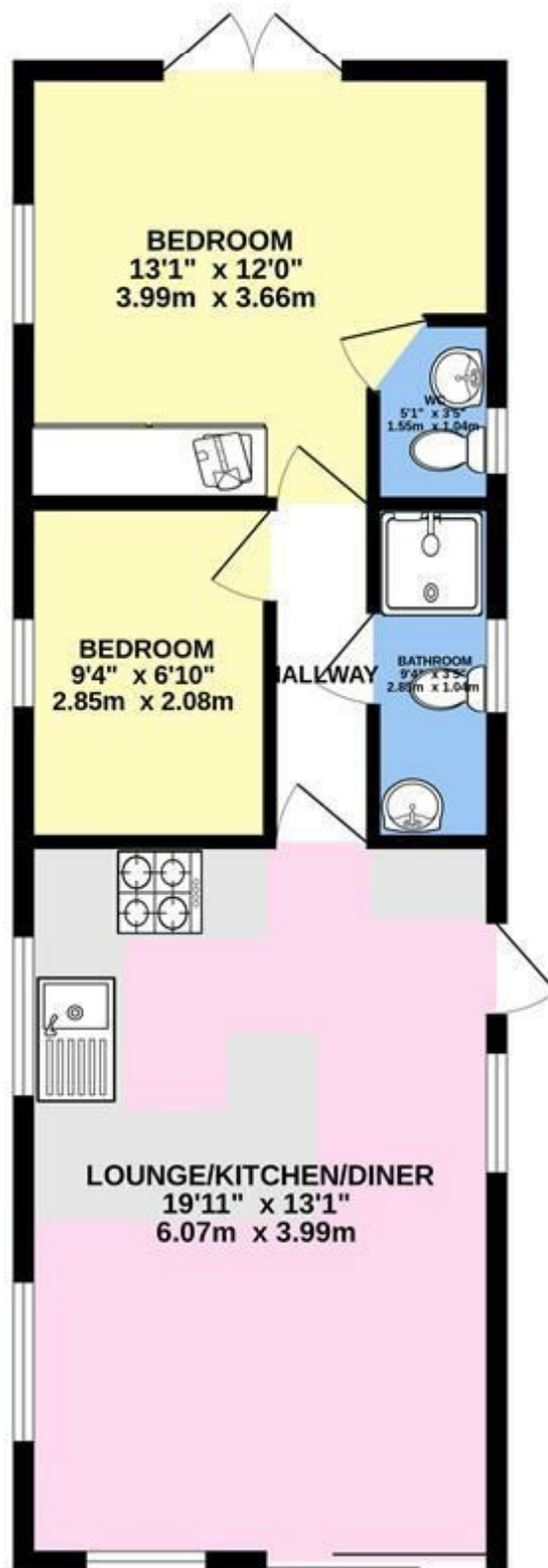
Site fees for this lodge are currently £3,151 including vat for 12 months. Water, sewage, refuse and rates are currently £455 including vat for 12 months. Council tax NOT payable as this is a holiday home unit.

Brand new Carabuild Breeze 2021 Bespoke model. B3632 Residential specification

Sited on pitch- £85,000. Price includes skirting.

Internal Images are representative and are not of this particular unit.

GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



SHIREBURN PARK, EDISFORD RD, WADDINGTON, BB7 3LB

TOTAL FLOOR AREA : 544sq.ft. (50.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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