



Oakland Glen, Walton-Le-Dale, Preston

Offers Over £99,950

Ben Rose Estate Agents are pleased to present to market this beautiful, two-bedroom park home, situated on the peaceful and highly sought-after on Oakland Glen, just outside of Lostock Hall and exclusively for over 50s. Set on an enviable plot towards the end of the estate, the house boasts a prime location with easy access to Preston city centre, only a short drive away or using the ample travel links in the area. The location also benefits from a variety of local amenities, including shops and parks, providing convenience and a desirable lifestyle.

Entering the property you are greeted by a pleasant well lit open plan dining area with ample room for a four person dining table. Adjacent is the sizable kitchen offering beautiful oak wood worktops and warm under cupboard lighting. There are convenient storage cupboards for everyday convenience as well as room for freestanding appliances. Moving further into the house you will find the cosy lounge area with a pleasant fireplace and several windows making sure the room is well lit. Heading to the rear of the house are the two double bedrooms both boasting wonderful views of the peaceful scenic surroundings. Finishing off the home is the three piece family bathroom providing everyday convenience for the household. The property has had a lot of maintenance and quality of life improvements from insulated floors and solar panels to new cladding and roof, ensuring it maintains a move-in ready level of quality.

Externally this park house offers a private drive to the side of the house with enough room to accommodate two cars. To the rear is a low maintenance garden with a patio area where you can enjoy the tranquility of the surroundings as well as two sheds for outside storage. Overall, this property is ideal for those looking for a more peaceful and stress free life and due to its sought after location, early viewing is highly advised.

Current service/maintenance charge: £205.05pm







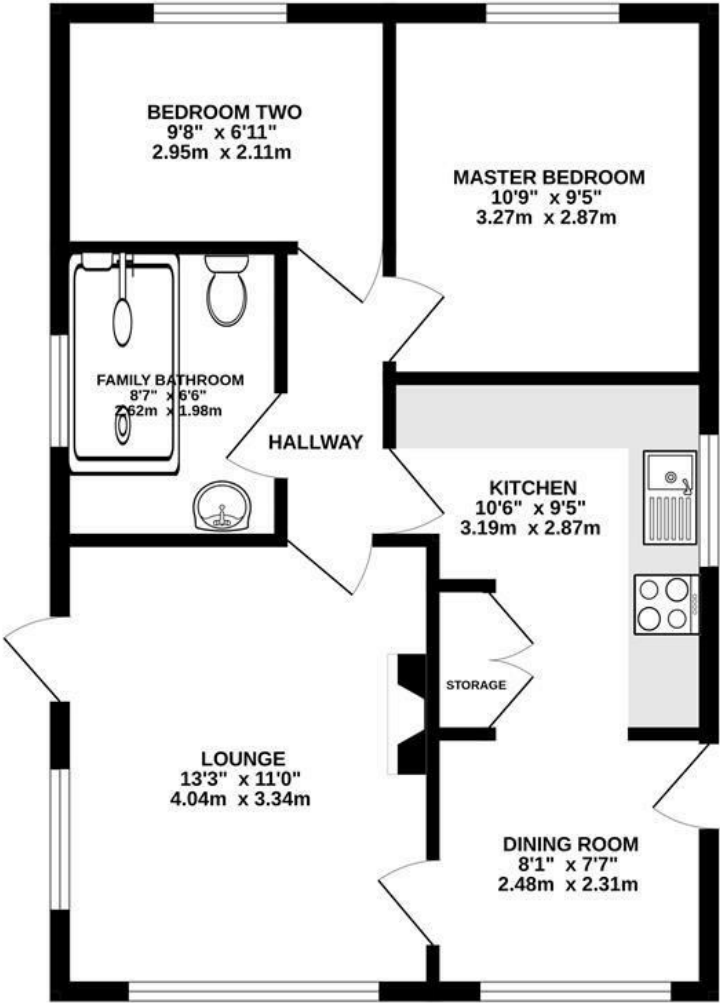






BEN ROSE

GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 546 sq.ft. (50.7 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 83 | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

