



## 7 Hunting Hill Caravan Park

Crag Bank, Carnforth, LA5 9JP

Offers In The Region Of £50,000



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### 7 Hunting Hill Caravan Park

7 Hunting Hill is located on the quiet Hunting Hill Caravan Park on the Western fringe of Carnforth a short distance from a range of shops and local amenities. The park is a full residential site for over 45's and has the benefit of being pet friendly. The caravan is on a generous wrap around plot benefitting from ample off road parking to front and side, and enclosed garden to back and side, with mature trees beyond the rear boundary fence.

The accommodation is in good condition throughout with recently fitted natural carpets and consists of open plan fitted kitchen, sitting and dining room, with hallway leading through to a shower room, twin bedroom and double bedroom and en-suite WC.

7 Hunting Hill is a superb opportunity to acquire a full residential caravan in a quiet location.

#### Property Information

Site Fees £149.50 pcm includes water. Full residential use. Mains gas and electric. Council Tax Band A. Over 45's & pet friendly site. LPG gas fire. No site age restrictions on caravans.

#### Location

Carnforth is a market town and civil parish in the City of Lancaster in Lancashire, situated

at the north east end of Morecambe Bay, and less than 10 miles from both Morecambe and Lancaster.

The Town Centre offers a range of amenities including shops, post office, primary and secondary schools, and pleasant walks and cycle routes along the tow path of the Lancaster canal. The transport links are excellent, with train station, bus services and easy access to the M6.

#### Kitchen Area

8'2" x 4'11" (2.5 x 1.5)

Fitted country style kitchen with a range of wall and base units. Vinyl flooring, gas cooker, 1.5 stainless steel drainer sink, integrated fridge and freezer, double glazed window to side aspect.

#### Sitting Dining Room

12'1" x 11'10" (3.688 x 3.607)

Spacious sitting room with freestanding furniture including corner sofa and matching armchairs. Fitted carp, bottled LPG gas fire with surround, radiator, double glazed feature bay window.

#### Hallway

Fitted carpet, radiator, cupboard housing gas boiler, access to bathroom and both bedrooms.

#### Bedroom 1

11'10" x 8'0" (3.612 x 2.442)

Spacious double room with feature double

glazed bay window to rear. Fitted carpet, radiator, built in bedroom furniture including fitted wardrobes.

### En-Suite

Fitted carpet, WC, wash basin, opaque double glazed window, extractor fan.

### Bedroom 2

8'5" x 5'5" (2.59 x 1.67)

Twin room with fitted furniture. Fitted carpet, radiator, fitted cupboards, double glazed window.

### Shower Room

7'6" x 3'5" (2.287 x 1.052)

Fitted carpet, shower cubicle, WC, wash basin, opaque double glazed window to side, extractor fan.

### Parking

Off road parking for 2+ cars at the front and left hand side.

### Shed

Wooden shed with power, hot and cold water feed and waste outlet for washing machine.

### Outside Space

7 Hunting Hill is located on a generous wrap around plot within the park, offering generous space to front, sides and back. The right hand side and the rear of the property are enclosed by a fence, leaving the front and left hand side for parking. There are mature trees beyond the rear boundary fence.



## Road Map



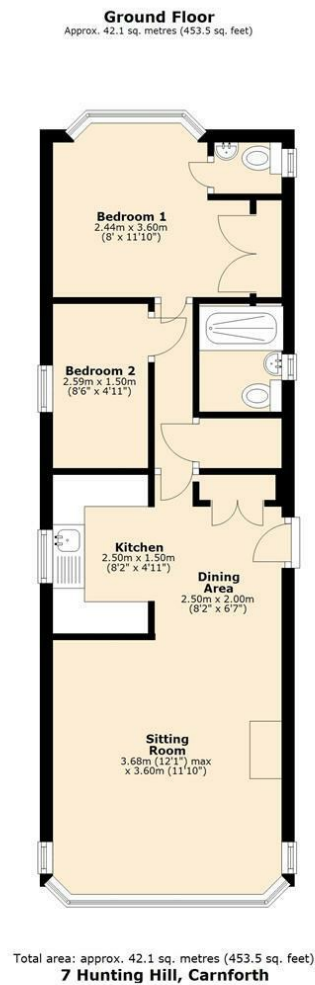
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact us on 015242 62044 if you wish to arrange a viewing appointment for this property or require further information.



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