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Petty
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105 Gawthorpe Edge Padiham Road
Burnley
BB12 6PA



For Sale

Asking Price £150,000

- Located On The Highly Desirable Gawthorpe Edge Park Home Site.
- Detached Park Home.
- Two Large Bedrooms.
- Great Reception Room Space With Multiple Windows.
- Kitchen Dining Space.

- Three Piece Bathroom.
- Parking Space In Front Of The Property.
- EPC Exempt.
- Council Tax Band: A.
- Freehold.



Petty Real are delighted to present for sale Gawthorpe Edge, Burnley – a beautifully appointed detached park home located on one of the area's most sought-after residential developments. With high demand expected, early viewing is strongly recommended.

This attractive property offers convenience and comfort in equal measure, benefiting from a private parking space directly to the side of the entrance. The home is accessible from both sides and opens into a generously sized kitchen-diner, perfect for everyday living and entertaining. The kitchen runs along the left and rear walls, featuring ample counter space, an electric induction hob on the rear wall, and a sink positioned beneath the side window. The dining area is complemented by a charming bay window, flooding the space with natural light.

The bright and spacious reception room continues the theme of light and comfort, with a second bay window mirroring that of the dining area. This large living space easily accommodates a range of freestanding furniture, including sofas, coffee table, storage units, and entertainment systems.

Both bedrooms are well-proportioned and evenly sized, offering flexibility for various bedroom layouts and furniture. The home also features a modernised bathroom suite comprising a shower cubicle, toilet, and sink.

Key Information:

Tenure: Freehold.

EPC Rating: Exempt.

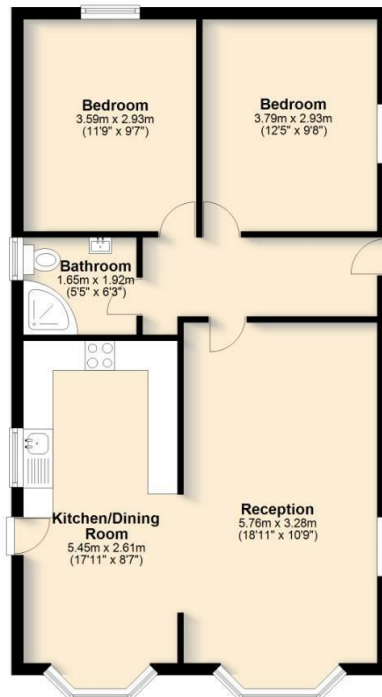
Council Tax Band: A.

Pitch Fee £160.48 PCM.

Don't miss this fantastic opportunity to own a home on this desirable development. Contact our Burnley office today on 01282 415111 to arrange your viewing!

Ground Floor

Approx. 65.6 sq. metres (705.9 sq. feet)



Total area: approx. 65.6 sq. metres (705.9 sq. feet)

All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them. Plan produced using PlanUp.

Gawthorpe Edge, Burnley



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