

Because life is

Petty
Real™

Gawthorpe Edge Padiham Road
Burnley
BB12 6PA



For Sale

- Spacious Park Home
- 2 Bedrooms
- 3 Piece Bathroom
- Parking
- Low Maintenance Garden

Offers In The Region Of £89,950

- No Chain
- Fitted Kitchen
- Patio Area to the Rear
- Over 55's Restriction
- Viewing Imperative



An internal inspection is absolutely imperative to appreciate this spacious two bedroomed park home presenting an ideal purchase for anyone looking to downsize.

Situated on the ever popular and tranquil Gawthorpe Edge development off Padiham Road, Burnley. The accommodation on offer comprises of a generous sitting room which leads into the dining room, fitted kitchen with wall and base units, double bedroom to the rear complete with fitted furniture, a second small double bedroom and a three piece bathroom.

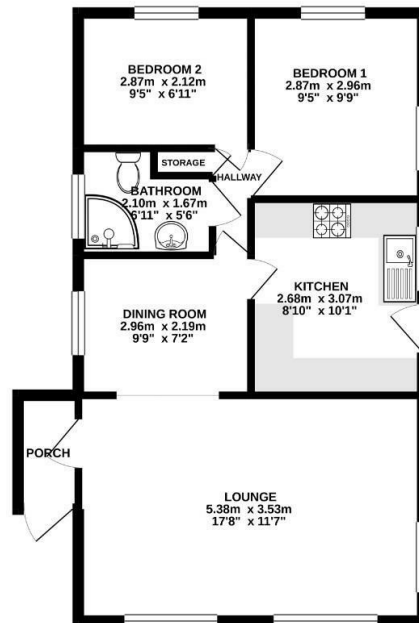
This property benefits from gas fired central heating.

Externally to the front and side of the property are low maintenance garden borders and parking for 2 cars.

Site Fees

A fee is payable to the site owner and we are advised that is currently approximately £104 per month payable in advance on the 1st of each month. The site fee is reviewed every August and is adjusted inline with the retail price index.

GROUND FLOOR
52.8 sq.m. (568 sq.ft.) approx.



TOTAL FLOOR AREA: 52.8 sq.m. (568 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The respective, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Issue with Mortgage (2022).



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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