



GAWTHORPE EDGE, PADIHAM ROAD, BURNLEY, BB12 6PA



POPULAR RESIDENTIAL DEVELOPMENT / ENVELOPED WITHIN GAWTHORPE ESTATE / WELL PRESENTED / SUITABLE FOR COUPLES & SINGLE PERSONS / Occupying a good-sized plot on the lower cul-de-sac of this popular residential development and affording attractively presented accommodation to suit single persons and couples alike.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



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Occupying a good-sized plot on this popular residential development of park homes enveloped within the Gawthorpe Estate. Well placed within walking distance of Gawthorpe Hall and conveniently for both Burnley and Padiham town centres, with regular bus routes almost on the doorstep from Padiham Road. Only a few minutes by car from access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

A single park home affording attractively presented accommodation which will appeal to couples and single persons alike. The well-planned interior benefits from gas central heating and UPVC double glazing installed throughout, with low maintenance gardens and off-road parking externally.

BRIEFLY COMPRISING:- ENTRANCE HALLWAY, DINING KITCHEN AND ATTRACTIVE LOUNGE, BEDROOM, MODERN SHOWER ROOM, LOW MAINTENANCE REAR GARDEN, TARMACADAM OFF-ROAD PARKING.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Opening into:-

Entrance Hallway

5'08" x 3'0" Inbuilt storage cupboard and meter cupboard. Doors leading from hallway and into:-

Dining Kitchen

7'10" x 11'09" Circular stainless steel sink unit and drainer with cupboards under, range of modern gloss-fronted wall and base units incorporating stainless steel oven / grill and four ring gas hob with extractor canopy over, co-ordinating worktops and upstands, plumbing for washing machine, concealed Baxi gas central heating boiler, radiator, laminate wood floor, space for under counter fridge. Two UPVC framed double glazed windows to the side elevations. Access to:



Reception Room One

11'09" x 11'07" Feature fireplace with inset electric fire, radiator. UPVC framed double glazed bow-window to the front elevation, and UPVC framed double glazed window to the side elevation.



Bedroom One

12'07" x 11'07" Range of fitted wardrobes, radiator. UPVC framed double glazed window to the side elevation.





Shower Room

4'07" x 6'07" Three piece white suite incorporating low-level WC, wash basins et into vanity-style unit and step in shower tray with chrome mixer shower fittings and glazed screen over, radiator.



Outside

Low-maintenance gravelled garden to the front, tarmacadam driveway providing off-road parking to the side, low-maintenance garden area to the rear.

Tenure : Leasehold

Energy Performance Certificate Rating : N/A

Council Tax Band : A

Further information supplied by our vendor:-

The monthly site fees total approximately £130.

Services :

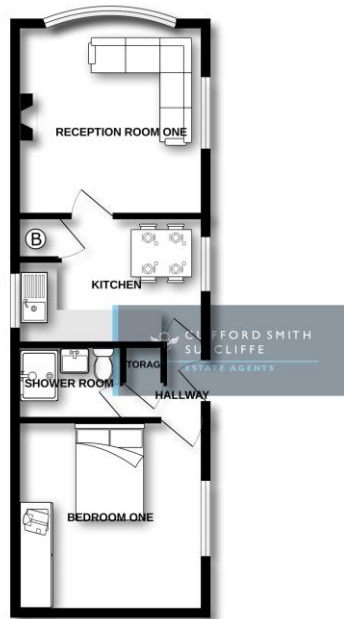
Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.



GROUND FLOOR



ONE BEDROOM PARK HOME

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 misstatement. This plan is for guidance purposes only and should be read in conjunction with any prospective purchase. 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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