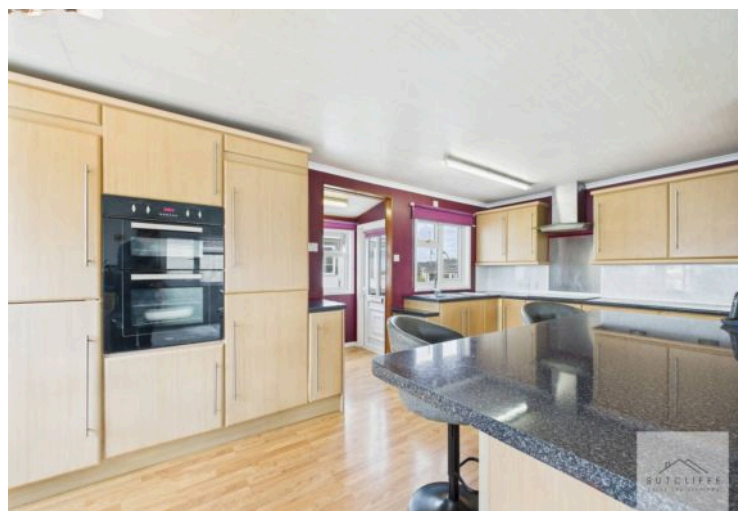




69 Burlingham Park, Garstang

£125,000 Non-Traditional Tenure

Council Tax band: A

Tenure: Non-Traditional Tenure



Welcome to Burlingham Park

Delightful Two-Bedroom Residential Park Home

We are pleased to introduce this beautifully maintained two-bedroom park home, ideally located within the highly desirable Burlingham Residential Park.

Positioned just a short distance from the picturesque and historic market town of Garstang, the home offers easy access to a wide range of amenities, independent shops, and scenic countryside walks. Its convenient location, combined with excellent transport links to surrounding towns and cities, makes it the perfect base for those who enjoy both relaxation and exploration.

The home itself has been meticulously cared for and benefits from full insulation, a recently new fitted roof, and the added bonus of solar panels, helping to reduce monthly energy costs.

Inside, the property offers a bright, airy, and spacious layout, designed with both comfort and practicality in mind. Upon entering, you are welcomed into a useful entrance porch that doubles as a utility area. This leads into a generous open-plan kitchen, dining, and lounge space – ideal for relaxing at home or entertaining family and friends. A spacious hallway provides additional storage options and leads to two well-proportioned bedrooms, along with a sleek, modern shower room.

Externally, the property continues to impress with its beautifully landscaped gardens, private patio areas, and convenient off-road parking – all contributing to a peaceful and enjoyable outdoor lifestyle.

The home is available either furnished or unfurnished, with arrangements to be discussed with the current homeowners to best suit your preferences.

We highly recommend viewing this property to fully appreciate the space, setting, and lifestyle on offer at Burlingham Park.

Council Tax band: A

Tenure: Non-Traditional Tenure

Kitchen

Step into this bright and spacious kitchen, thoughtfully designed for those who love to cook and entertain. Ideal for hosting family and friends, the room boasts an extensive range of wall and base units paired with stylish contrasting worktops and a matching splashback. At the heart of the kitchen is a 1.5 bowl stainless steel sink, dishwasher and an electric hob with a sleek extractor above, complemented by a convenient eye-level oven. An integrated fridge freezer blends seamlessly into the design, while a chic breakfast bar with stools offers the perfect spot for casual dining or morning coffee. Additional under-cupboard storage ensures everything has its place. With enough room for a full dining table and chairs, this kitchen combines practicality, style, and space — the perfect hub for everyday living and unforgettable gatherings.

Lounge

This beautifully presented lounge is a standout feature of the home, flooded with natural light from two large splay bay windows to the front and an additional window to the side. The abundance of daylight enhances the spacious, open-plan layout, creating a warm and inviting atmosphere ideal for both relaxing and entertaining. Stylish laminate flooring runs throughout, complemented by tasteful décor and contrasting furnishings that add a touch of elegance. The room features ample plug sockets for modern living, sleek ceiling lighting, and efficient radiators for year-round comfort. With its fabulous layout and thoughtful design, this lounge is the perfect space to unwind, host guests, or simply enjoy everyday living in style.

Hallway

Step into comfort and style as you enter the property through an obscure glazed UPVC door, offering the perfect balance of privacy and natural light. The bright and welcoming hallway sets the tone for the home, beautifully finished with durable laminate flooring that flows seamlessly throughout. A generous sliding storage cupboard provides practical space to keep belongings neatly tucked away, ensuring a clutter-free entrance. The hallway is illuminated by modern ceiling lighting and includes conveniently placed plug sockets, blending functionality with contemporary design to create an inviting and practical first impression.

Main Bedroom

This fantastic master bedroom offers generous space and excellent storage throughout. Decorated in light, neutral tones with stylish contrasting furnishings, the room feels bright, airy, and inviting. A large window to the side aspect allows natural light to flood in, enhancing the spacious feel. The plush carpet flooring adds a touch of comfort underfoot, while a radiator ensures year-round warmth. Storage is well-catered for with sleek sliding wardrobes, ample space for drawers, over-bed storage, and room for a king-size bed with bedside tables. It's a beautifully designed retreat that balances style, comfort, and functionality perfectly.

Bedroom

This good-sized second bedroom is perfect for guests or versatile enough to be used as a home office or dressing room. A large window to the side aspect fills the space with natural light, complementing the modern grey click flooring for a clean, contemporary feel. The room is fitted with a radiator for comfort, ceiling lighting, and ample plug sockets. With plenty of space for additional furniture such as a wardrobe, desk, or chest of drawers, this room offers both style and flexibility to suit a variety of needs.

Shower Room

This low maintenance modern shower room is stylishly designed and finished to a high standard with shower panels. It features a spacious shower enclosure with dual shower heads, offering both functionality and luxury. The sleek sink is set within a contemporary vanity unit, topped with an illuminated mirror and additional integrated storage—perfect for keeping essentials neatly tucked away. A chrome heated towel rail adds a touch of elegance and ensures warm towels year-round. The room also includes a modern W.C., obscure glazed window with a fitted roller blind for privacy, ceiling lighting, easy-care tiled flooring, and low-maintenance shower board cladding—combining practicality with sophisticated design.

GARDEN

The outdoor space is truly a standout feature of this home, offering a beautifully landscaped garden filled with a variety of established trees, hedges, and shrubs. Well-maintained lawned areas and private patios provide the perfect setting for enjoying the sun, relaxing with a book, or entertaining guests. For those who enjoy gardening, this space is a true delight and a real credit to the current homeowners for the care and attention they've devoted to creating such a tranquil and inviting environment.

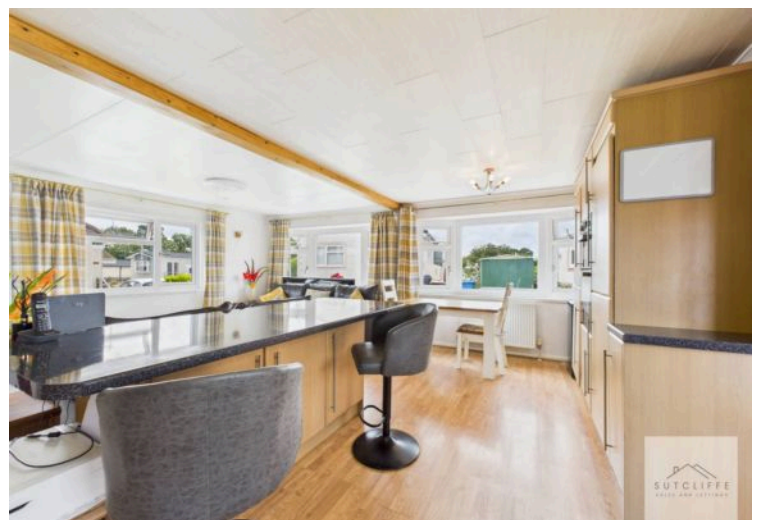
GARAGE

Double Garage

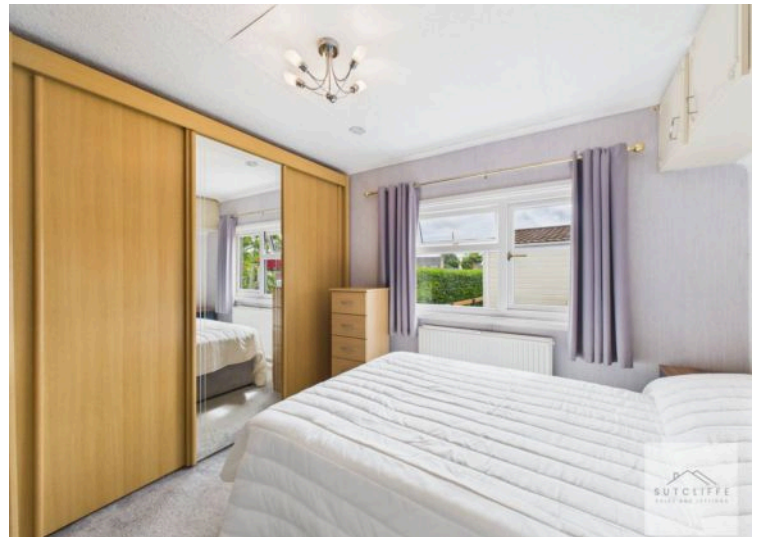
Perfectly positioned to the side of the home, ample off-road parking is available, offering both convenience and ease of access for homeowners and visitors alike.

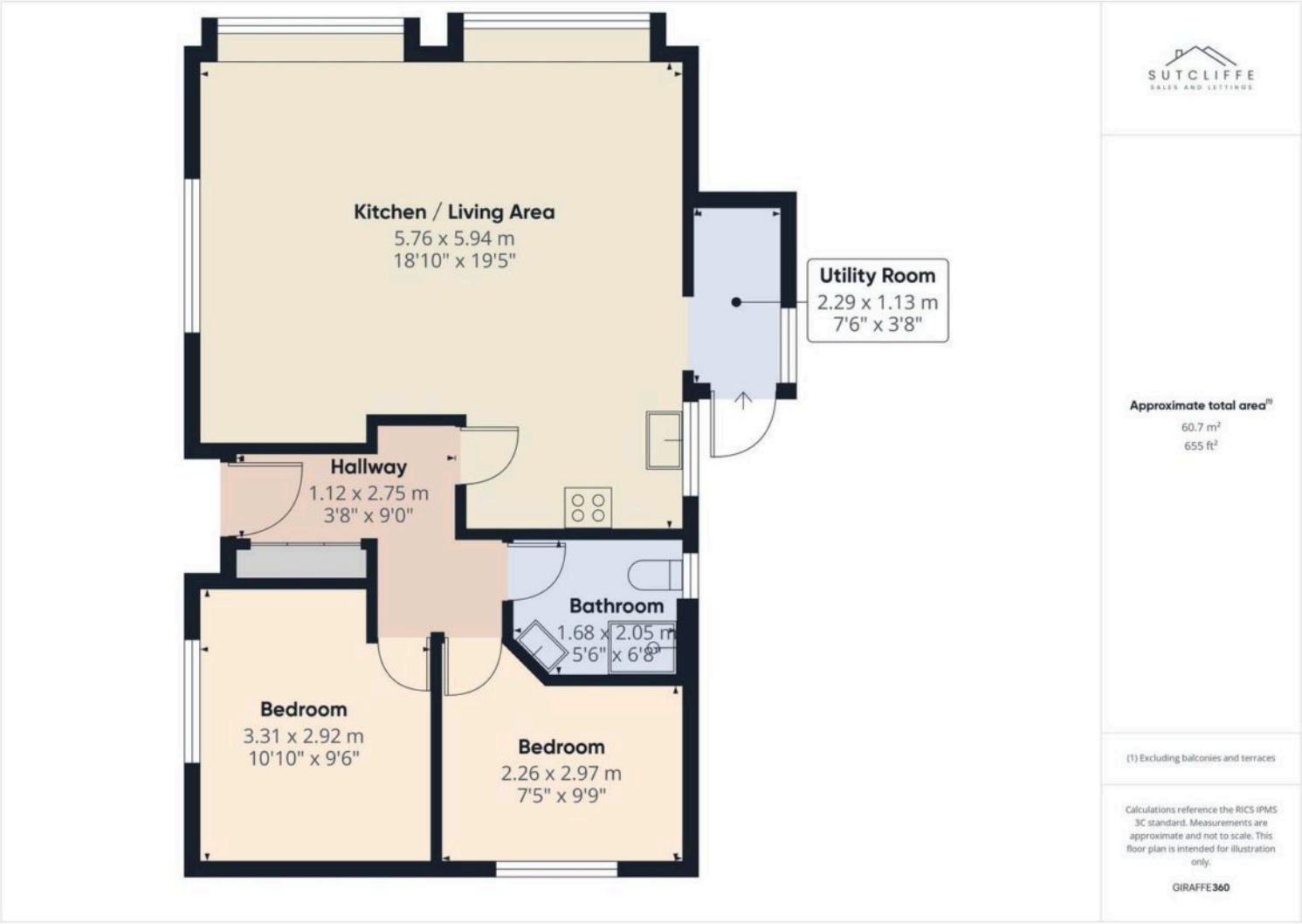












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