



82 Burlingham Park, Garstang

£125,000 Non-Traditional Tenure

Council Tax band: A

Tenure: Non-Traditional Tenure

Burlingham Park is a fully licensed, family run Residential park which offers a safe, secure, and welcoming environment for those seeking a relaxed lifestyle.

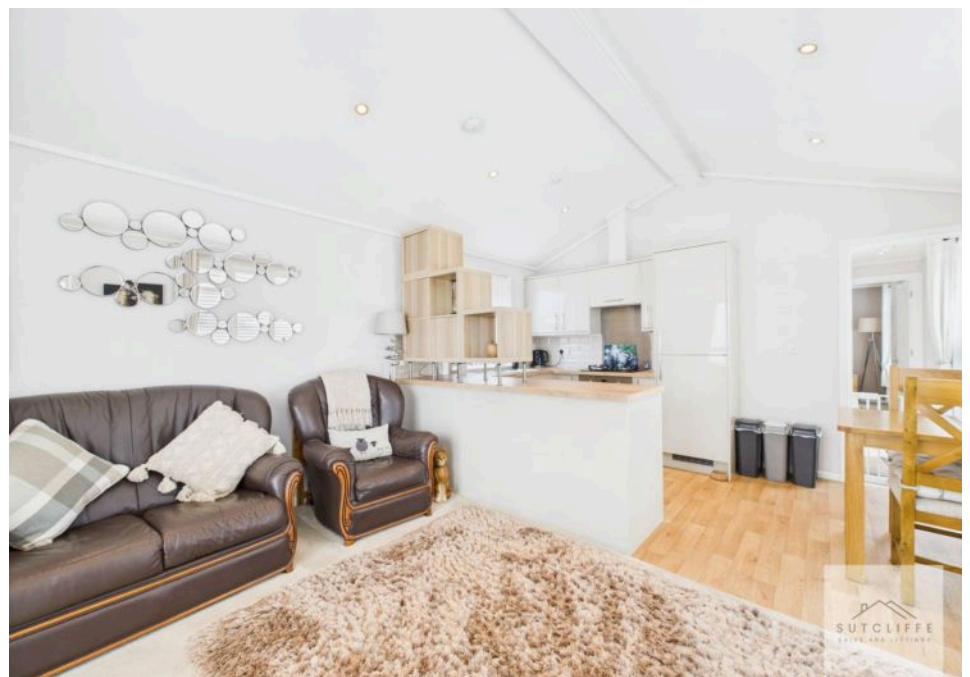
Ideally located just a short distance from the charming and historic market town of Garstang, residents can enjoy the best of both worlds—peaceful rural surroundings with easy access to shops, cafés, healthcare facilities, and excellent transport links.

Only two years old, this stunning home immediately captures your attention the moment you step inside. A true credit to its current owners, the property has been thoughtfully designed and tastefully furnished with modern fixtures, fittings, and décor—creating a light, spacious, and stylish atmosphere throughout.

Vaulted ceilings and integrated spot lighting enhance the sense of space, while an abundance of windows allows natural light to flood in, adding to the home's bright and airy feel. Every detail has been carefully considered



- 38 x 14 Prestige Accolade 2022
- Fully Licensed Residential Park
- Two Bedrooms
- Open Plan Kitchen, Lounge & Dining Area
- Modern Shower Room
- Low Maintenance Garden
- Off Road Parking
- Close to Garstang Town Centre & Transport Links.



Hallway

Step through a stylish upvc obscure glazed door into a warm and inviting hallway that sets the tone for the rest of the home. Beautifully presented with soft neutral tones, the space boasts a striking vaulted ceiling with contemporary spot lighting, enhancing the bright and airy feel. High-quality click flooring runs underfoot, complemented by a radiator for year-round comfort and conveniently placed plug sockets for modern living.

Kitchen / Diner

Step into a beautifully presented and highly functional kitchen-diner, designed with modern living in mind. The kitchen features a range of sleek, neutral-toned cupboards finished with contemporary chrome handles, perfectly complemented by block wood-effect laminate worktops and stylish splashback tiling. Integrated appliances include a fridge-freezer, four-ring gas hob with extractor above, electric oven, and washer—offering both convenience and efficiency. There's ample storage throughout, making it ideal for everyday use and perfect for entertaining. Vaulted ceilings with inset spotlights enhance the sense of space and light, while dual aspect windows—both fitted with elegant Vertical and shutter blinds—allow natural light to flood in. Quality cushion flooring adds a practical yet stylish finish, and there's plenty of room for a dining table, with views overlooking the beautifully landscaped garden.

Lounge

Flowing seamlessly from the kitchen-diner, the beautifully presented lounge forms part of the open-plan layout, offering a bright, airy, and welcoming space ideal for relaxing or entertaining. This stylish room boasts vaulted ceilings with contemporary ceiling spotlights, enhancing the sense of light and space. Patio doors to the front and an additional side window—dressed with a combination of fitted curtains, Roman, and shutter blinds—flood the room with natural light while offering privacy when desired. Finished in soft neutral tones and complemented by plush carpet flooring and contrasting furnishings, the lounge exudes comfort and modern charm. Two radiators ensure warmth throughout, while multiple power sockets and ample space for a full range of furniture make the space as practical as it is elegant. A fabulous addition to the home, this room enhances the open-plan layout and contributes to the spacious, cohesive feel throughout.

Primary Bedroom

The stunning primary bedroom beautifully blends comfort, style, and functionality—offering a luxurious retreat to unwind at the end of the day. Flooded with natural light from a large side-aspect window, the space is enhanced by elegant shutters and flowing curtains, adding both charm and privacy. Generously proportioned, the room easily accommodates a king-size bed with space for bedside tables and additional furniture. A sleek, mirrored three-door sliding wardrobe provides excellent storage while adding a sense of light and depth to the room. Finished with plush carpet underfoot, soft neutral decor, and a stylish pendant light, this bedroom exudes warmth and calm. A radiator ensures year-round comfort, while ample power sockets offer everyday convenience. Thoughtfully designed to encourage rest and relaxation, this impressive bedroom is truly a haven of peace and modern sophistication.

Bedroom

This versatile room offers endless possibilities—perfect as a second bedroom, home office, or additional storage space to suit your lifestyle needs. Well-proportioned, it easily accommodates a single bed along with essential furniture. Decorated in calming neutral tones and finished with plush carpet flooring, the space feels both cosy and inviting. A side-aspect window fitted with vertical blinds allows natural light to flow in, creating a bright and comfortable atmosphere. Additional features include a radiator for year-round comfort, pendant ceiling lighting, and ample power sockets for practicality. Whether you're working from home, hosting guests, or simply looking for extra space, this flexible room adapts beautifully to your needs.

Shower Room

The bathroom is a beautifully finished, contemporary space designed with both style and practicality in mind. At its heart is a large walk-in shower, complete with a sleek glass screen and modern shower board cladding for a clean, low-maintenance finish. A stylish vanity unit with integrated storage is paired with a wall-mounted mirror, offering both function and flair, while a matching storage tower provides additional space for toiletries. The room also features a modern W.C. and a heated chrome towel rail for added comfort. Ceiling spotlights create a bright, fresh ambiance, complemented by cushion flooring underfoot. A side-aspect window with a vertical blind allows natural light to filter in while maintaining privacy. This elegant bathroom is a perfect blend of luxury and everyday convenience.

GARDEN

Step outside into a beautifully landscaped, fully enclosed garden—an ideal outdoor haven for relaxation, entertaining, or for those with pets. Designed for low-maintenance living, the space features high-quality artificial grass and a striking Indian stone centrepiece that adds both charm and elegance. A generous paved patio area provides the perfect spot for outdoor dining or lounging, while decorative plum slate borders add a stylish finishing touch. There's plenty of space for garden furniture and discreet bin storage, making the garden as practical as it is picturesque. An external shed offers useful storage for tools or outdoor essentials, completing this stunning and functional outdoor space that can be enjoyed all year round.

GARDEN

OFF STREET

1 Parking Space

Parking is conveniently located to the side of the property, offering a private driveway that comfortably accommodates your vehicle. This practical feature ensures easy access and added convenience for homeowners and visitors alike.

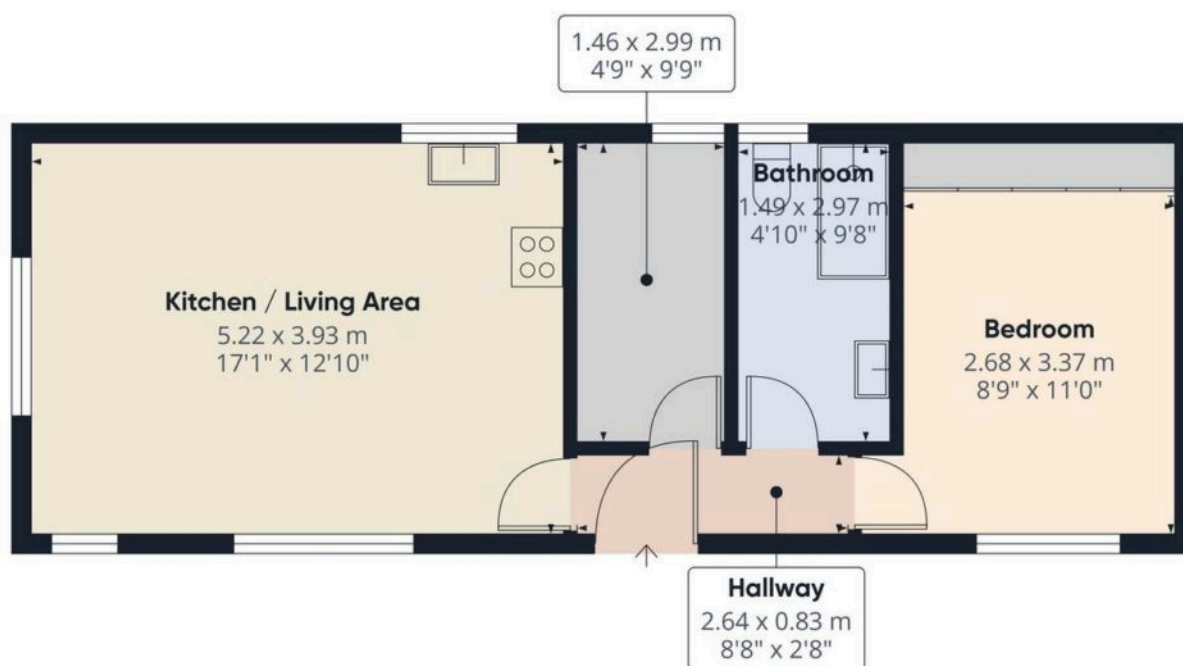
GARAGE

Double Garage









Approximate total area⁽¹⁾
42.6 m²
458 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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