

Because life is

Petty
Real™

94 Gawthorpe Edge
Padiham Road
Burnley
BB12 6PA



For Sale

- Available For Sale With No Onward Chain Delay.
- Large Corner Plot With Ample Parking.
- Two Bedrooms With Fitted Furniture.
- Four Piece Bathroom Suite With Walk In Shower.
- Beautiful Kitchen Space With Room For Dining Table.

Offers Over £150,000

- Outdoor Space Perfect For Hosting Extended Family.
- Great Access To Major Transport Links.
- Situated A Short Walk To Padiham Town Centre.
- Pitch Fee: £160.48 PCM.
- Freehold | EPC Exempt | Council Tax Band: A



Petty Real are delighted to present Gawthorpe Edge, Padiham, Burnley to the market, offered for sale with no onward chain, making for a smooth and straightforward purchase.

Set on a highly sought-after development just off a main arterial road, the property enjoys excellent connectivity between Burnley, Padiham, Clitheroe, Preston and Colne, while still benefitting from a peaceful and well-regarded residential setting. This home is particularly well suited to those looking to downsize without compromise.

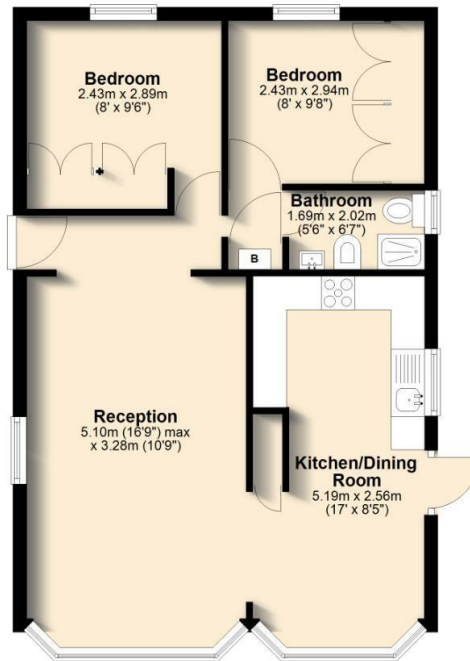
Internally, the property boasts a stunning open-plan kitchen, dining and reception space, flooded with natural light thanks to two attractive bay windows positioned at either side of the room, creating a bright and welcoming hub ideal for everyday living and entertaining alike. To the rear, there are two well-proportioned bedrooms, both featuring fitted furniture, offering practicality and ample storage. The accommodation is completed by a four-piece bathroom suite, comprising a walk-in shower, wash basin, WC and bidet.

Externally, the property benefits from ample parking and generous space, perfect for hosting extended family and friends during the warmer summer months. With Gawthorpe countryside right on your doorstep, this home offers the ideal balance of convenience, comfort and outdoor lifestyle.

Early viewing is highly recommended to fully appreciate everything this superb property has to offer—don't miss out on this fantastic opportunity.

Ground Floor

Approx. 56.1 sq. metres (604.3 sq. feet)



Total area: approx. 56.1 sq. metres (604.3 sq. feet)

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

Gawthorpe Edge, Padiham



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.

4 Manchester Road, Burnley, Lancashire, BB11 1HH

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burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk