



LOVE HOMES
INDEPENDENT ESTATE AGENTS



£75,000 Secure Tenure

Love Homes are delighted to offer this fully residential park home on Burlingham Park for over 50s. Originally 2 bed, now a spacious 1 bed with a generous bedroom and shower room. Solar panels and battery pack.

- Large Shower Room
- Allocated parking
- Fully Residential Park Home
- Generous sized plot
- One Double bedroom
- Solar Panels with Battery

Burlingham Park provides a secure and tranquil environment for over 50s, with 12 month occupancy and the welcome addition of one dog or cat per home.

This home offers a relaxed, low maintenance lifestyle within a friendly over 50s community, making it an ideal choice for anyone seeking comfort, convenience, and a welcoming park environment.

Nearby Garstang

1. Historic Charm & Community Feel

A picturesque market town with a rich history and traditional architecture.

Strong sense of community with friendly locals and regular events.

2. Excellent Amenities

Multiple supermarkets, shops, banks, and a post office.

Health centre, dental practices, and pharmacies.

Local market every Thursday offering fresh produce and crafts.

3. Leisure & Recreation

Crown green bowling, golf club, and leisure centre.

Walking and cycling paths, canal side walks, and boating opportunities.

Nearby parks and green spaces for outdoor activities.

4. Cultural & Local Attractions

Historic buildings, churches and a Heritage trail.

European Town in Bloom award winner (2008) for charm and community spirit.

Local pubs, cafes, and restaurants offering traditional and contemporary cuisine.

5. Excellent Transport Links

Easy access to major roads, including the M6, for commuting to Lancaster, Preston, or the Lake District.

Local bus services connecting surrounding villages and towns.

6. Proximity to Nature

Close to the Bowland Fells for hiking and outdoor adventures.

Short drive to the Fylde Coast for beaches and coastal walks.

Tenure: Secure Tenure

Ground Rent: £104.84 per month

Parking options: Off Street

Garden details: Private Garden

Hall

Accessed via steps with a handrail, a upvc double glazed obscured glass door opens into the hall with cushion flooring, ceiling light, and doors leading to the open plan living area, bedroom, and shower room. Offering a bright and practical layout throughout.

Open plan kitchen, lounge & dining area

A bright and spacious open plan living area, perfect for modern living. Featuring a range of wall and base units, stainless steel sink with mixer tap, plumbing for a washing machine, and space for a cooker and fridge freezer. The area also includes a boiler cupboard, cushion flooring, TV and telephone points, and both upvc double glazed windows and door that flood the space with natural light, creating a warm and welcoming atmosphere.

Bedroom 1

Bedroom 1 is a generous size, formerly part of a 2 bed layout, offering excellent space and comfort. Fitted with a range of wardrobes and cupboards, plush carpet flooring, central heating radiator and ceiling light point. Three double glazed windows flood the room with natural light, with ample space for additional drawer units.

Shower room

The shower room is a generous size and features a modern white three piece suite, including a large walk in shower cubicle, vanity wash hand basin, and low level WC with push button flush. Finished with a polished chrome heated towel rail, recessed ceiling spotlights and a upvc double glazed obscured window.

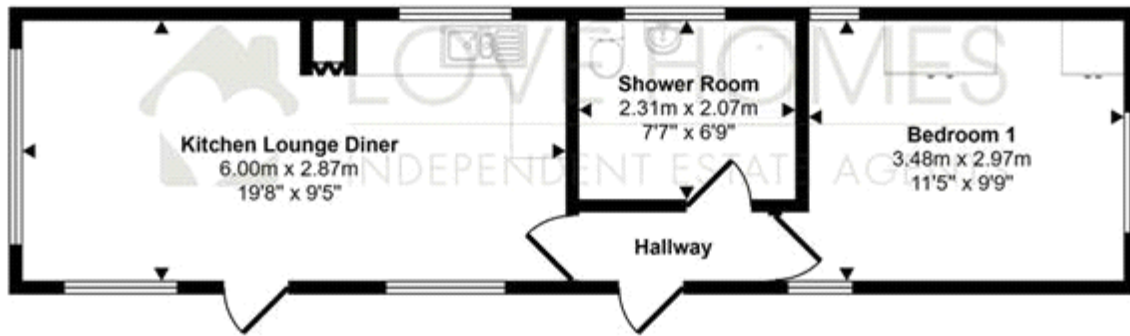
Outside

This home sits on a generous, low maintenance plot featuring a shed, outdoor tap, electric point, and a gravelled area perfect for easy outdoor living and additional storage.



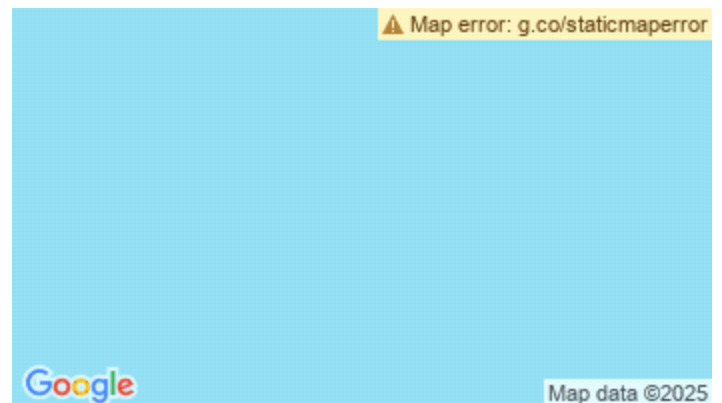
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Approx Gross Internal Area
35 sq m / 381 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.