

Property Details

85 Gawthorpe Edge, Padiham
Road, Burnley, Lancashire, BB12 6PA

Guide Price **£149,950**



Property Photos

85 Gawthorpe Edge, Padiham Road, Burnley, Lancashire, BB12 6PA



Creation Date

16/02/2026

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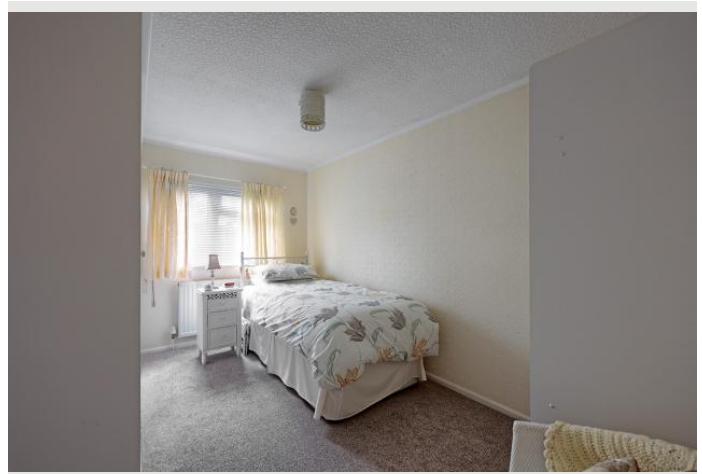


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Property Floor Plans

85 Gawthorpe Edge, Padiham Road, Burnley, Lancashire, BB12 6PA



Total area: approx. 66.3 sq. metres (713.4 sq. feet)

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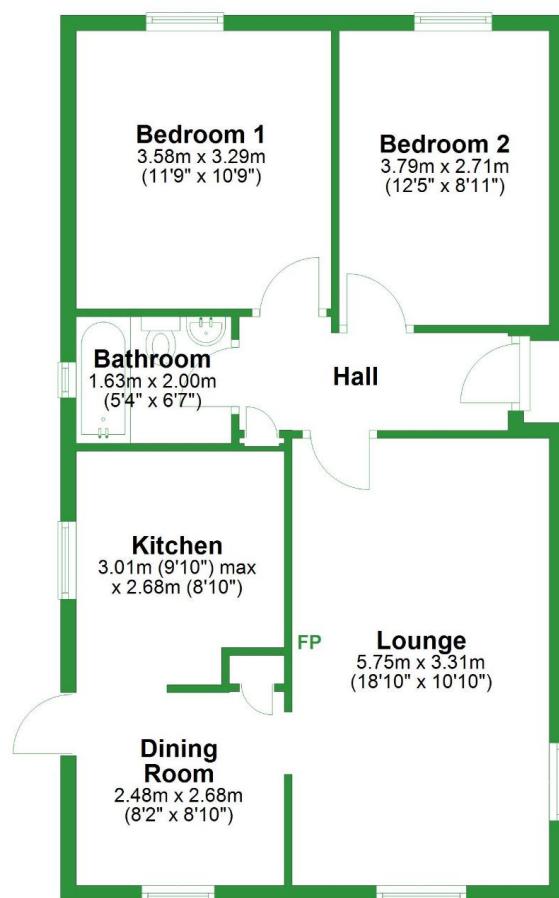
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Property Floor Plans

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Ground Floor

Approx. 66.3 sq. metres (713.4 sq. feet)



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Property Info

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Property Type

Bungalows

Property Style

Detached Bungalow

Bedrooms

2

Bathroom

1

Receptions

1

Tenure Type

Freehold

Floor Area

713.4

Agency Type

Sole

Parking

Drive

Type

Sales

Electricity

Mains Supply

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Property Info

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Water Supply

Mains

Sewerage

Mains Supply

Heating

Gas Central

Broadband

FTTC

Accessibility

Lateral Living

Restrictions

-

Condition

-

Flooded In Last Five Years

No

Current Annual Ground Rent

-

Current Service Charge

-

Rent Review Period (Year)

-

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Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

Guide Price

Price

£149,950

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Creation Date

16/02/2026

Property Features

85 Gawthorpe Edge, Padiham Road, Burnley, Lancashire, BB12 6PA

Feature 1

No Onward Chain

Feature 2

Private Over 55's Community

Feature 3

Two Bedroom Detached Park Home Bungalow

Feature 4

Open Plan Kitchen Dining Area

Feature 5

Bathroom

Feature 6

Ample Parking

Feature 7

Close To Town Centre And Local Amenities

Feature 8

Retirement Investment

Feature 9

Site Fees Apply

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Property Description

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Charming Two-Bed Detached Park Home Bungalow, Over 55's Community

This delightful two-bedroom detached park home bungalow, located on the popular Gawthorpe Edge Residential Park in Padiham, is available for sale with the added benefit of no onward chain. The park is specifically designed for those aged over 55, providing a serene and supportive living environment within a private community. It presents an exceptional opportunity for individuals seeking a comfortable, low-maintenance home in a convenient location.

Key Features

- No Onward Chain
- Private Over 55's Community
- Two Bedroom Detached Park Home Bungalow
- Open Plan Kitchen Dining Area
- Modern Bathroom
- Ample Parking
- Close to Town Centre and Local Amenities
- Retirement Investment
- Site Fees Apply

Agent's Perspective

Upon entering the home, the inviting open-plan kitchen dining area forms the heart of the home, perfect for everyday living. The kitchen is thoughtfully designed with fitted units and generous work surfaces, promoting a seamless flow. The dining area offers sufficient space for meals and gatherings. A spacious and light lounge complements this home perfectly.

The property boasts two comfortable, well-proportioned bedrooms with fitted furniture adaptable for guests, hobbies, or a home office. A modern three-piece bathroom suite ensures comfort and convenience.

Ample parking is a significant advantage, offering residents and visitors hassle-free access. The exterior is designed for ease of maintenance. This property represents a sound retirement investment.

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Location

Situated within a private over 55's community, this exclusive setting gives a strong sense of security and support among residents. It is an ideal environment for enjoying retirement years in a friendly neighbourhood. The location on Padiham Road is highly advantageous, being close to the town centre, benefitting from easy access to local shops, supermarkets, cafes, restaurants, and essential services. Excellent public transport links connect the community to wider areas of Lancashire.

Site Fees

Prospective buyers should note that site fees apply, contributing to the ongoing maintenance and management of communal areas and services.

We are advised that a site fee of approximately 167.00 per month is payable to the site owner, due in advance on the 1st of each month. The fee is subject to an annual review each August and is adjusted in accordance with the Retail Price Index.

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