

## 150 Burlingham Park, Preston

£124,500 Non-Traditional Tenure

Council Tax band: A

Tenure: Non-Traditional Tenure

**Located on the highly sought-after, family-run Burlingham Residential Park—exclusively for residents aged 50 and over—this beautifully presented new home offers the ideal setting for those who are semi-retired or fully retired.**

Conveniently situated just a short distance from the charming historic market town of Garstang, the park benefits from excellent access to a wide range of local amenities, including a weekly market, independent shops, welcoming eateries, picturesque riverside walks, and a medical centre virtually on your doorstep.

This home is as attractive externally as it is internally. The exterior features a stylish light render finish, complemented by sleek anthracite grey windows and cladding, along with a contemporary, low-maintenance garden and off-road parking. Inside, the property comes fully furnished and is finished to a high standard with modern fixtures and fittings throughout.



- Kingston Carisbrook 40 x12  
Manufactured 2023
- No Chain - New Home - Fully  
Furnished
- Two Bedrooms
- Kitchen Diner
- Short Distance to Garstang  
Town Centre
- Excellent Transport Links
- One Pet Permitted





## **Kitchen**

Bright and airy kitchen space featuring vaulted ceilings and windows on both sides, flooding the room with natural light. The kitchen window is fitted with a stylish blind for privacy and light control. A range of modern, soft-close wall and base units offer ample storage, beautifully complemented by contrasting worktops and matching upstands. Integrated appliances include a fridge freezer, washer, electric oven, and a four-ring gas hob with a stainless steel splashback and extractor fan above. Additional features include a composite sink with a sleek chrome spar tap, chrome plug sockets, and thoughtfully placed ceiling lighting, creating a contemporary and functional cooking environment.

## **Lounge**

A cosy lounge with vaulted ceilings and large windows to the front and side, filling the room with natural light. The space is complemented by neutral, thick-quality curtains hung on a sleek chrome pole, and plush carpet flooring adds warmth underfoot. A double sofa creates ample seating, centred around a stylish fire surround with an electric fire, perfect for relaxing evenings. The room is equipped with plentiful chrome sockets and a TV aerial, with the option to mount your TV on the wall to maximize space. Finished with neutral décor and ceiling spotlights, this lounge offers a comfortable and contemporary living area.

## **Shower Room**

A spacious shower room designed for comfort and convenience, featuring a sleek walk-in shower with cushion flooring for added safety and comfort. A heated chrome towel rail provides warmth and luxury, while the W.C and sink are thoughtfully integrated within a stylish vanity unit with splashback tiling for easy maintenance. Above, a mirrored bathroom cabinet offers practical storage, complemented by bright ceiling lighting that enhances the clean, modern feel of the space.

## **Primary Bedroom**

The primary bedroom oozes comfort and style, featuring neutral décor accented by bright, contrasting furnishings. Modern chrome sockets and ceiling lighting add a sleek touch throughout the space. Patio doors to the side aspect open onto a private balcony and garden area, bringing the outdoors in. The room comfortably accommodates a double bed with headboard, bedside tables, and offers ample chrome sockets for bedside lamps. A triple sliding wardrobe with mirrored doors provides generous storage, while plush carpet flooring enhances the cosy atmosphere. There's also plenty of space for additional furniture, making this bedroom a perfect retreat.

## **Bedroom**

A versatile room offering the perfect balance of function and comfort, ideal as a home office or an additional bedroom. Featuring neutral décor complemented by a contrasting Roman blind, this space is bright and inviting. Finished with plush carpet flooring, chrome sockets, and a radiator, it provides both style and practicality to suit your needs.

## **Hallway**

Enter the property through a stylish UPVC obscure glazed door into a bright and welcoming hallway. This inviting space features neutral décor complemented by quality flooring, creating a fresh and modern ambiance. The hallway provides convenient access to all rooms within the home. Additional touches include brushed chrome sockets and light switches, a thermostat for climate control, a radiator, and a curtain pole adorned with neutral curtains, completing the elegant and functional look.

## GARDEN

Low-Maintenance Garden with Tarmac Driveway and Paved Stone Surround This thoughtfully designed low-maintenance garden features a durable tarmac driveway complemented by elegant paved and stone areas that gracefully wrap around the entire property. The layout offers ample space for convenient parking, while providing plenty of room to accommodate a garden shed. Ideal for those seeking a stylish, practical outdoor space that requires minimal upkeep.

## OFF STREET

2 Parking Spaces

Parking is available at the side of the property will accommodate two cars.

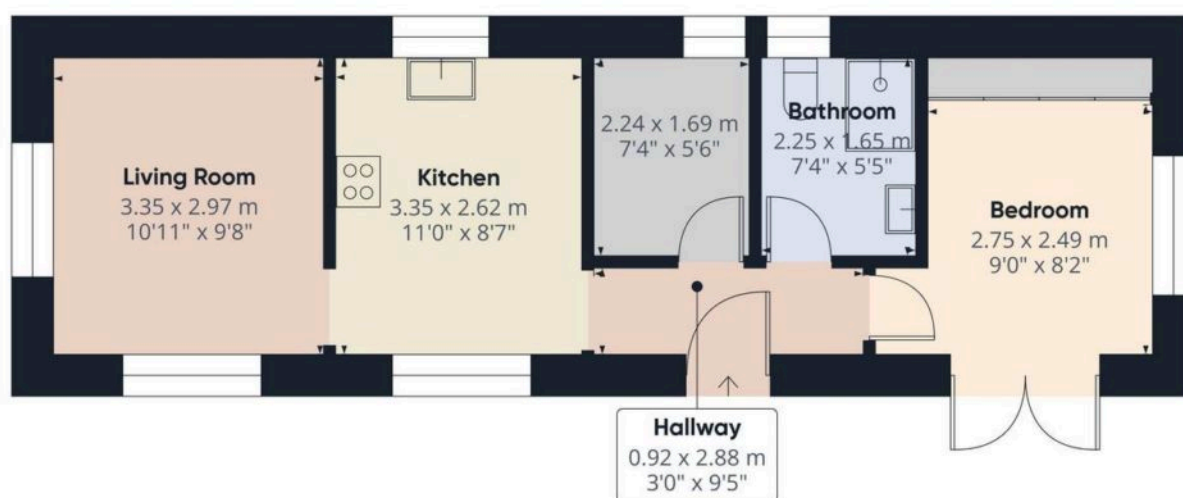












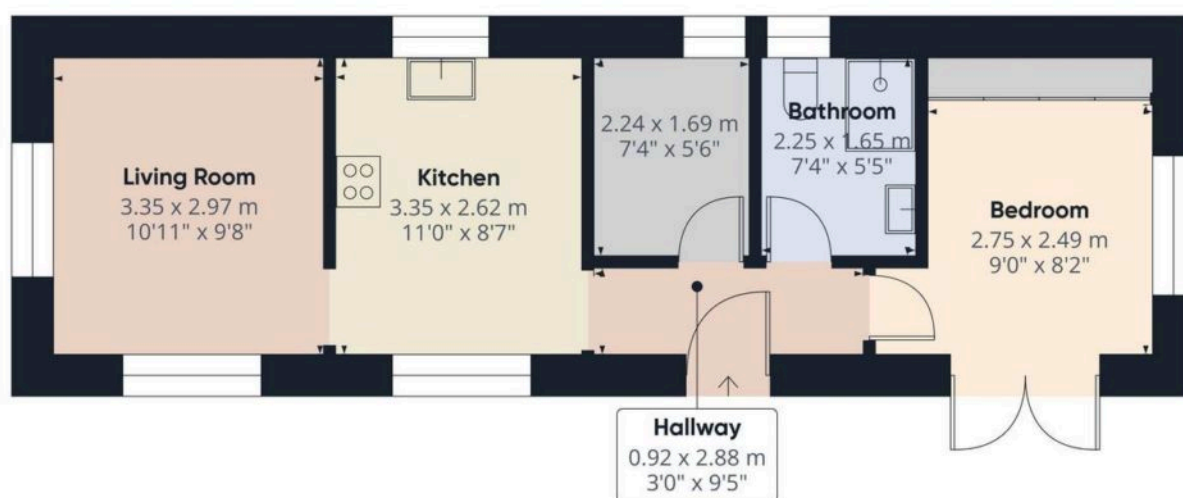
**Approximate total area<sup>(1)</sup>**  
38.2 m<sup>2</sup>  
412 ft<sup>2</sup>

(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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