

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Printers Fold, Burnley, BB12 6PU

£160,000

SEMI DETACHED PROPERTY BURSTING WITH POTENTIAL

Nestled in the charming Printers Fold of Burnley, this delightful semi-detached property is a hidden gem waiting to be discovered. Boasting a cosy reception room, two inviting bedrooms, and a stylish three-piece bathroom suite, this property offers comfort and convenience in equal measure.

As you step inside, you'll be greeted by a warm and welcoming atmosphere that is simply bursting with potential. The low maintenance rear garden provides the perfect spot for relaxing outdoors, while the off-road parking and garage ensure that convenience is always at your doorstep.

Whether you're looking for a starter home or a cosy retreat, this semi-detached property ticks all the boxes. Don't miss the opportunity to make this house your home and start creating lasting memories in this wonderful abode.

For more information, or to arrange a viewing please contact our Burnley team at your earliest convenience.

Printers Fold, Burnley, BB12 6PU

£160,000



- Semi Detached Property
- Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating D
- Two Bedrooms
- Bursting with Potential
- Tenure Freehold
- Three Piece Bathroom Suite
- Low Maintenance Rear Garden
- Council Tax Band B

Ground Floor

Entrance Hall

6'9 x 3'7 (2.06m x 1.09m)

Hardwood double glazed frosted front door, central heating radiator, coving, solid wood flooring, doors leading to kitchen and reception room.

Kitchen

8'6 x 7'9 (2.59m x 2.36m)

Hardwood double glazed window, coving, range of wall and base units with laminate worktops, tiled splashback, composite sink and drainer with mixer tap, integrated oven with four ring induction hob and extractor hood, plumbing for washing machine, space for fridge freezer, boiler, fuse box and solid wood flooring.

Reception Room

15'4 x 11'9 (4.67m x 3.58m)

Central heating radiator, coving, television point, stairs to first floor and UPVC double glazed sliding doors to conservatory.

Conservatory

12'1 x 10'0 (3.68m x 3.05m)

UPVC double glazed windows, polycarbonate roof, ceiling fan, solid wood flooring and UPVC double glazed French doors to rear.

First Floor

Landing

6'3 x 3'2 (1.91m x 0.97m)

Smoke detector, solid wood flooring, doors leading to two bedrooms and bathroom.

Bedroom One

11'10 x 11'9 (3.61m x 3.58m)

Hardwood double glazed window, central heating radiator, loft hatch, fitted wardrobes, over stairs storage and solid wood flooring.

Bedroom Two

12'1 x 5'7 (3.68m x 1.70m)

Hardwood double glazed window, central heating radiator and solid wood flooring.

Bathroom

8'7 x 5'10 (2.62m x 1.78m)

Hardwood double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed rainfall shower with rinse head, storage cupboard housing hot water tank, part tiled elevations, extractor fan and tiled flooring.

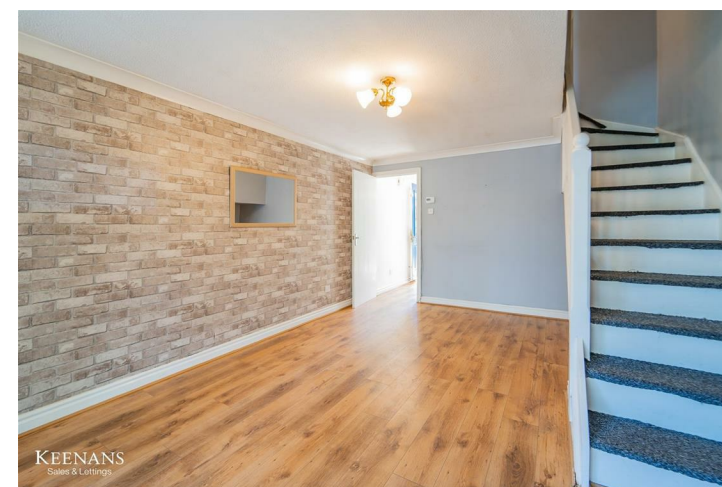
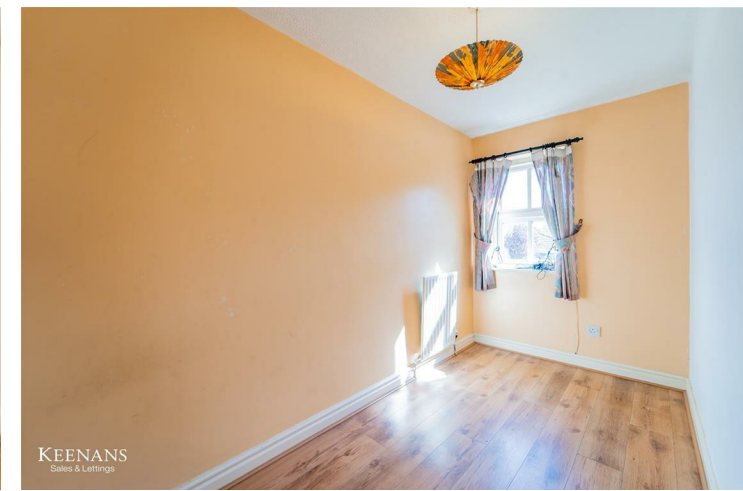
External

Rear

Enclosed garden with stone chippings.

Front

Stone chippings, paving, off road parking and access to garage.



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