



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) <b>A</b>	<b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>61</b>	
<small>EU Directive 2002/91/EC</small>	

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.

## Manchester Road, Hapton, BB12 7LF

### £125,000

AN ENVIABLE FAMILY HOME WITH NO CHAIN DELAY

Having been presented and maintained beautifully throughout with spacious rooms, neutral decoration and open plan kitchen diner, this fantastic three bedroom end terraced property is being proudly welcomed to the market in the sought after location of Hapton. With added double storey extension, dressing room to the main bedroom and conveniently located, this property is the perfect family home truly not to be missed! Situated close to bus routes, local schools and amenities, as well as network links to Burnley, Accrington, Manchester and major motorway links.

The property comprises briefly; a welcoming and spacious reception room leads through to an open plan kitchen diner. The kitchen diner guides you through to a utility room and on to a staircase to the first floor. The first floor comprises of doors on to three bedrooms and a family bathroom. The main bedroom benefits from access on to a dressing room. Externally there is an enclosed yard to the rear.

For further information or to arrange a viewing please contact our Burnley office at your earliest convenience.



# Manchester Road, Hapton, BB12 7LF

£125,000



- End Terrace Property
- Fitted Dining Kitchen
- Enclosed Yard to Rear
- EPC Rating D
- Three Bedrooms
- Dressing Room to Main Bedroom
- Tenure Leasehold
- Three Piece Bathroom Suite
- Spacious Interiors Throughout
- Council Tax Band A

## Ground Floor

### Reception Room

16'11 x 14'11 (5.16m x 4.55m)

UPVC front door, two UPVC double glazed windows, central heating radiator, cornice coving, marble effect hearth and surround, television point, meter cupboard, wood effect laminate flooring and door to kitchen/dining area.

### Kitchen/Dining Area

16'11 x 15'0 (5.16m x 4.57m)

Two UPVC double glazed windows, central heating radiator, range of wood panelled wall and base units with granite effect worktops, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, space for range cooker, integrated extractor hood, space for fridge freezer, understairs storage, door to utility, door to stairs to lower ground floor and door to first floor.

### Utility

9'3 x 8'9 (2.82m x 2.67m)

UPVC double glazed window, plumbing for washing machine and slimline dishwasher, space for dryer, coving, tiled effect lino flooring and UPVC door to rear.

## Lower Ground Floor

### Cellar

16'11 x 14'11 (5.16m x 4.55m)

Power and lighting.

## First Floor

### Landing

14'9 x 2'11 (4.50m x 0.89m)

Central heating radiator, loft hatch, boiler room, doors leading to three bedrooms and bathroom.

### Bedroom One

14'11 x 10'0 (4.55m x 3.05m)

UPVC double glazed window, fitted wardrobe and door to dressing room.

### Dressing Room

14'11 x 6'11 (4.55m x 2.11m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

11'8 x 9'8 (3.56m x 2.95m)

UPVC double glazed window, central heating radiator and over stairs storage.

### Bedroom Three

9'3 x 8'9 (2.82m x 2.67m)

UPVC double glazed window, central heating radiator, exposed beam and feature wall light.

## Bathroom

7'4 x 5'0 (2.24m x 1.52m)

UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap and rinse head, dual flush WC, pedestal wash basin with traditional taps, PVC panel elevations and tiled effect lino flooring.

## Boiler Room

8'10 x 4'1 (2.69m x 1.24m)

Baxi boiler, panelled base unit with wood effect worktop and stainless steel sink and drainer with mixer tap.

## External

### Rear

Enclosed yard.

