



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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>England &amp; Wales</b>	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

### £190,000

AN ENVIABLE FAMILY HOME

Having been presented and maintained beautifully throughout with spacious rooms, enviable gardens and detached garage, this outstanding three bedroom townhouse property is being proudly welcomed to the market in the sought after location of Burnley on a popular estate. With off road parking, open plan kitchen diner and added conservatory, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Pendle, Rossendale and major motorway links.

The property comprises briefly, a welcoming entrance hallway provides access through to a spacious reception room, dining area, WC and staircase to the first floor. The dining area leads open on to a kitchen and through to a conservatory. The first floor comprises of doors on to three bedrooms, all with fitted wardrobes and a family shower room. Externally there is an enclosed garden to the rear with paving, stone chip, bedding and vegetable patches with access on to the garage. To the front there is a laid to lawn garden with paving, off road parking and access on to a single garage.

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



# Printers Fold, Burnley, BB12 6PU

£190,000



- Tenure Freehold
- Council Tax Band C
- EPC Rating TBC
- Off Road Parking With Drive And Access To Garage
- Three Bedroom Townhouse With Viewing Essential
- Fitted Kitchen And Three Piece Shower Room
- Ideal Family Home
- Ready To Move Into
- Envious Garden space
- Easy Access To Major Network Links

## Ground Floor

### Entrance

Composite double glazed frosted door to hall.

### Hall

7'9 x 5'6 (2.36m x 1.68m)

Central heating radiator, coving, doors to WC, reception room, dining area and stairs to first floor.

### WC

5'6 x 2'10 (1.68m x 0.86m)

Hard wood double glazed frosted window, central heating radiator, two piece suite, wall mounted wash basin, low bowl WC and coving.

### Reception Room

14'8 x 14'4 (4.47m x 4.37m)

Two UPVC double glazed windows, central heating radiator, coving and television point.

### Dining Area

9'5 x 7'10 (2.87m x 2.39m)

Central heating radiator, coving, dado rail, open to kitchen and UPVC double glazed sliding door to conservatory.

### Kitchen

9'5 x 6'5 (2.87m x 1.96m)

UPVC double glazed window, range of panel wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, space for oven, integrated extractor hood, space for fridge freezer, plumbed for washing machine, coving and wood effect lino floor.

### Conservatory

12'9 x 8'6 (3.89m x 2.59m)

UPVC double glazed window, PVC to ceiling, wood effect laminate flooring and UPVC double glazed door to rear.

## First Floor

### Landing

9' x 3'11 (2.74m x 1.19m)

Central heating radiator, smoke alarm, doors to three bedrooms and shower room.

### Bedroom One

11' x 10'5 (3.35m x 3.18m)

UPVC double glazed window, central heating radiator, fitted wardrobe and loft access.

### Bedroom Two

10'5 x 9'5 (3.18m x 2.87m)

UPVC double glazed window, central heating radiator, fitted wardrobe and over stairs storage with Baxi boiler ( Sept 2022 ).

### Bedroom Three

8' x 6'4 (2.44m x 1.93m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

## Shower Room

6'5 x 6'5 (1.96m x 1.96m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, wall mounted wash basin with mixer tap, dual flush WC, corner direct feed shower enclosure, tiled elevation, PVC panel elevation, extractor fan and tiled floor.

## External

### Front

Laid to lawn garden with paving, off road parking and access to garage.

### Rear

Stone chip garden with paving, bedding and vegetable patches, access to garage ( with power and lighting ).



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