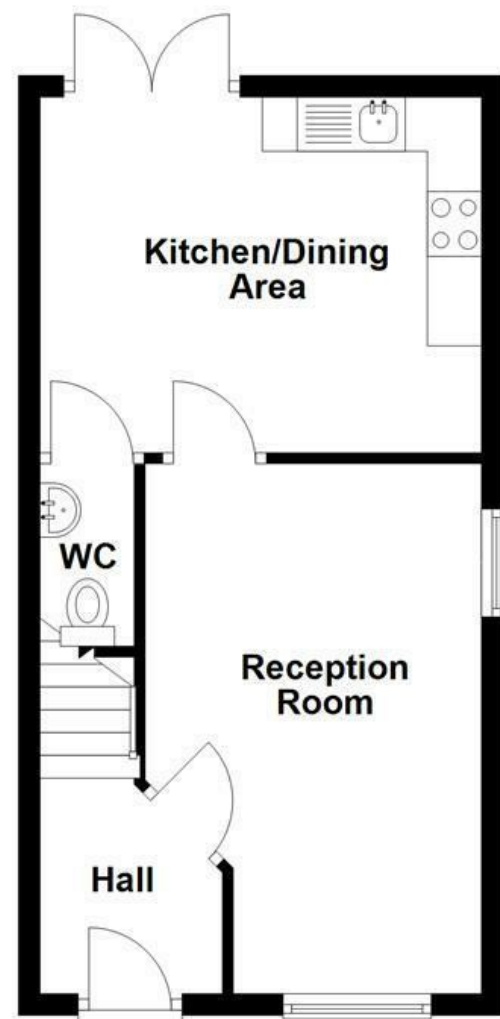
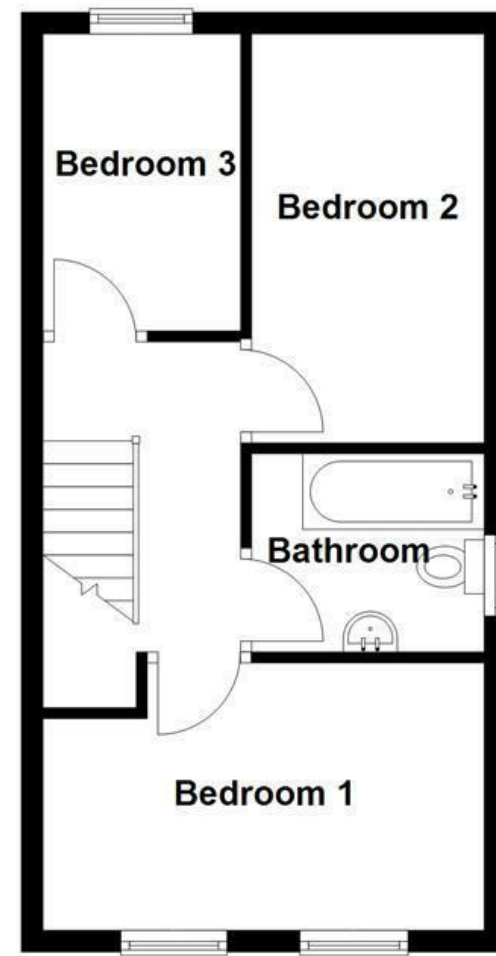


Ground Floor



First Floor



## Grimshaw Road, Hapton, BB12 7FD

### Offers Over £170,000

#### AN ENVIABLE FAMILY HOME

Having been presented and maintained beautifully throughout and offering spacious rooms and fantastic garden space, this exceptional three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Hapton on a sought after estate. With stunning views from the front, off road parking and open plan kitchen diner, this enviable property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Accrington and major motorway links to Manchester and Blackburn.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room leads on to a contemporary fitted kitchen diner which leads through to a WC and out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. Externally there is an enclosed garden to the rear with laid to lawn, paving and stone chip areas, as well as access on to a driveway. To the front there is a patio area.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</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.



# Grimshaw Road, Hapton, BB12 7FD

## Offers Over £170,000

 3  1  1  B

- Beautifully Presented Semi Detached Property
  - Contemporary Fitted Dining Kitchen
  - Off Road Parking
  - EPC Rating B
- Three Bedrooms
  - Perfect Family Home
  - Tenure Freehold
- Three Piece Bathroom Suite
  - Spacious Garden to Rear
  - Council Tax Band B

### Ground Floor

#### Entrance Hall

6'3 x 5'5 (1.91m x 1.65m )

Composite double glazed frosted front door, central heating radiator, door to reception room and stairs to first floor.

#### Reception Room

16'1 x 10'0 (4.90m x 3.05m)

Two UPVC double glazed windows, central heating radiator, television point and door to kitchen/dining area.

#### Kitchen/Dining Area

13'5 x 10'9 (4.09m x 3.28m)

UPVC double glazed window, central heating radiator, range of wall and base units with wood effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, smoke detector, television point, wood effect lino flooring, door to WC and UPVC double glazed French doors to rear.

#### WC

5'6 x 3'2 (1.68m x 0.97m)

Central heating radiator, dual flush WC, wall mounted wash basin with traditional taps, extractor fan and wood effect lino flooring.

### First Floor

#### Landing

9'4 x 6'0 (2.84m x 1.83m)

Central heating radiator, smoke detector, loft access, doors to three bedrooms and bathroom.

#### Bedroom One

13'6 x 8'2 (4.11m x 2.49m)

Two UPVC double glazed windows and central heating radiator.

#### Bedroom Two

12'5 x 7'2 (3.78m x 2.18m )

UPVC double glazed window and central heating radiator.

#### Bedroom Three

9'0 x 6'0 (2.74m x 1.83m)

UPVC double glazed window and central heating radiator.

#### Bathroom

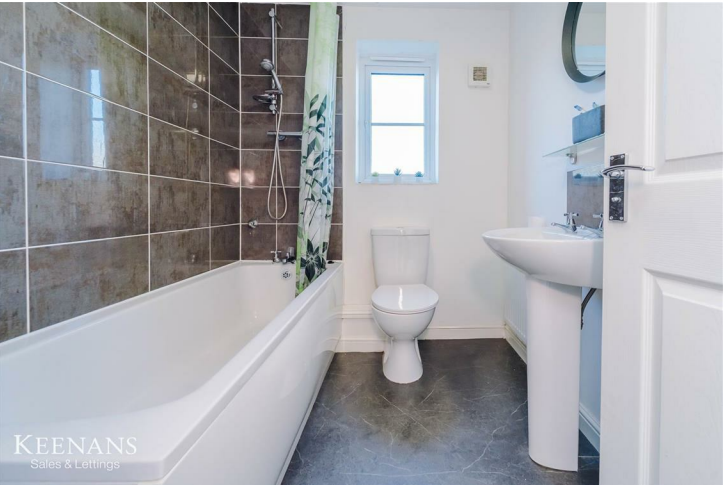
7'2 x 6'0 (2.18m x 1.83m)

UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap and overhead direct feed shower, dual flush WC, pedestal wash basin with traditional taps, tiled elevations, extractor fan and lino flooring.

### External

#### Rear

Laid to lawn garden with paving, stone chippings and off road parking.



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