



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Simpson Street, Burnley, BB12 7LJ

£239,950

STUNNING THREE BEDROOM DETACHED PROPERTY IN THE HEART OF HAPTON

This breath-taking three-bedroom house offers a perfect blend of modern living and picturesque surroundings. The property boasts a spacious main bedroom complete with an en suite bathroom, ensuring a private retreat for relaxation. In addition to the main bedroom, there are two further well-proportioned bedrooms, making this home ideal for families or those seeking extra space.

The main bathroom is thoughtfully designed, complemented by a convenient downstairs WC for guests. The heart of the home is undoubtedly the modern kitchen, which is both stylish and functional, perfect for culinary enthusiasts. Adjacent to the kitchen, a large conservatory provides an abundance of natural light and stunning views of the beautifully landscaped garden, creating a serene atmosphere for both entertaining and everyday living.

The modern lounge features a striking media wall, offering a contemporary touch that enhances the overall aesthetic of the home. Outside, the landscaped garden is a true highlight, providing a tranquil outdoor space to unwind and enjoy the beauty of nature. The property also benefits from off-road parking with a driveway, ensuring convenience for residents and visitors alike.

This house on Simpson Street is not just a home; it is a lifestyle choice, offering comfort, style, and breathtaking views in a peaceful setting. Whether you are looking to settle down or invest, this property is a must-see.

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3 2 2 D

- Tenure Freehold
- Off Road Prking
- Enviave Views
- Easy Access To Major Commuter Routes
- Council Tax Band C
- Ideal Family Home
- Abundance Of Indoor And Outdoor Space
- EPC Rating D
- Sought After Area
- Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

11'3 x 5'10 (3.43m x 1.78m)

Central heating radiator, wood effect lino, stairs to first floor, doors to WC and reception room.

WC

5'11 x 3'2 (1.80m x 0.97m)

Wall mounted wash basin, low flush WC, extractor fan and wood effect lino.

Reception Room

15'5 x 11'7 (4.70m x 3.53m)

UPVC double glazed box window, upright central heating radiator, electric fire, media wall, coving, spotlights and open access to kitchen/diner.

Kitchen/Diner

18'1 x 8'6 (5.51m x 2.59m)

UPVC double glazed window, central heating radiator, coving, panel wall and base units, marble effect work top, composite one and a half sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space for fridge freezer, part marble elevation, integrated dishwasher and washing machine, spotlights, wood effect lino and UPVC double glazed sliding doors to conservatory.

Conservatory

17'8 x 9'11 (5.38m x 3.02m)

Central heating radiator, UPVC double glazed windows and UPVC double glazed French doors to rear.

First Floor

Landing

11'3 x 5' (3.43m x 1.52m)

UPVC double glazed frosted window, loft access, smoke alarm, spotlights, doors to three bedrooms and bathroom.

Bedroom One

12'1 x 9'9 (3.68m x 2.97m)

UPVC double glazed window, central heating radiator, spotlights, door to ensuite and storage.

En Suite

5'7 x 4'11 (1.70m x 1.50m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, enclosed direct feed rainfall shower with rinse head, spotlights and wood effect lino.

Bedroom Two

10'1 x 8'4 (3.07m x 2.54m)

UPVC double glazed window, central heating radiator, coving and spotlights.

Bedroom Three

9'1 x 7'9 (2.77m x 2.36m)

UPVC double glazed window and central heating radiator.

Bathroom

6'4 x 5'5 (1.93m x 1.65m)

UPVC double glazed frosted window, central heating towel rail, vanity top wash basin with mixer tap, dual flush WC, panel bath with mixer tap, overhead direct feed rainfall shower with rinse head, LED mirror, extractor fan, and lino flooring.

External

Front

Driveway, laid to lawn garden and stone chippings.

Rear

Enclosed laid to lawn garden, paving, stone chippings and views of canal.

