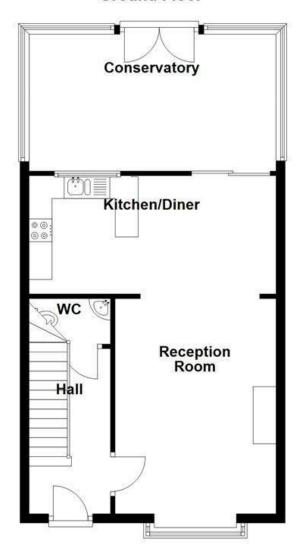
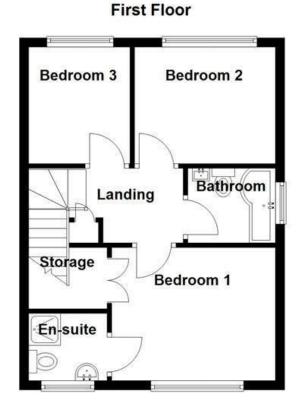
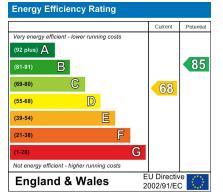


### **Ground Floor**







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 firms employment has the authority to make or give any representation or warranty in respect of the property.









# Simpson Street, Burnley, BB12 7LJ £239,950

STUNNING THREE BEDROOM DETATCHED 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-

## Simpson Street, Burnley, BB12 7LJ £239,950













- Tenure Freehold
- Off Road Prking
- Enviable 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

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

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

#### **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

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,

#### 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

#### **Bedroom Three**

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

#### **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.

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















