



**FARDELLA**  
& **BELL**



**10a Printers Fold, Burnley**

Fixed Price **£150,000**





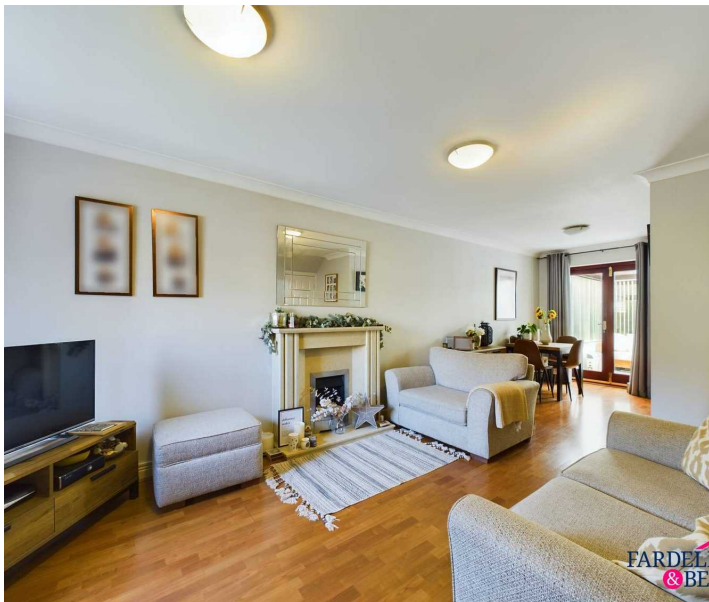
## 10a Printers Fold

Burnley, Burnley

Council Tax band: C

Tenure: Freehold

- Three bedrooms
- Semi detached
- Popular area
- Close to schools
- Driveway
- Conservatory
- Garden
- Freehold





### Entrance Hallway

Laminate flooring, radiator, ceiling light point, composite front door and frosted uPVC double glazed window.

### Downstair WC

Frosted uPVC double glazed window, WC, radiator, sink with chrome taps and laminate flooring.

### Living room

Laminate flooring, ceiling coving, radiator, understairs storage, gas fire with surround and hearth, TV point and uPVC double glazed window.

### Dining area

Laminate flooring, wooden doors lead to conservatory, radiator, ceiling coving and ceiling light point.

### Kitchen

Mix of wall and base units, splashbacks, fridge / freezer point, gas hob and electric oven, overhead extraction point, under unit lighting, built in microwave, washing machine point, sink with drainer and mixer tap, tiled flooring, door leading to conservatory, spotlights to the ceiling and radiator.

### Conservatory

uPVC double glazed window and door, electric wall heater and laminate flooring.

### Landing

Fitted carpet, open balustrade staircase, frosted uPVC double glazed window, radiator and ceiling light point.

### Bedroom one

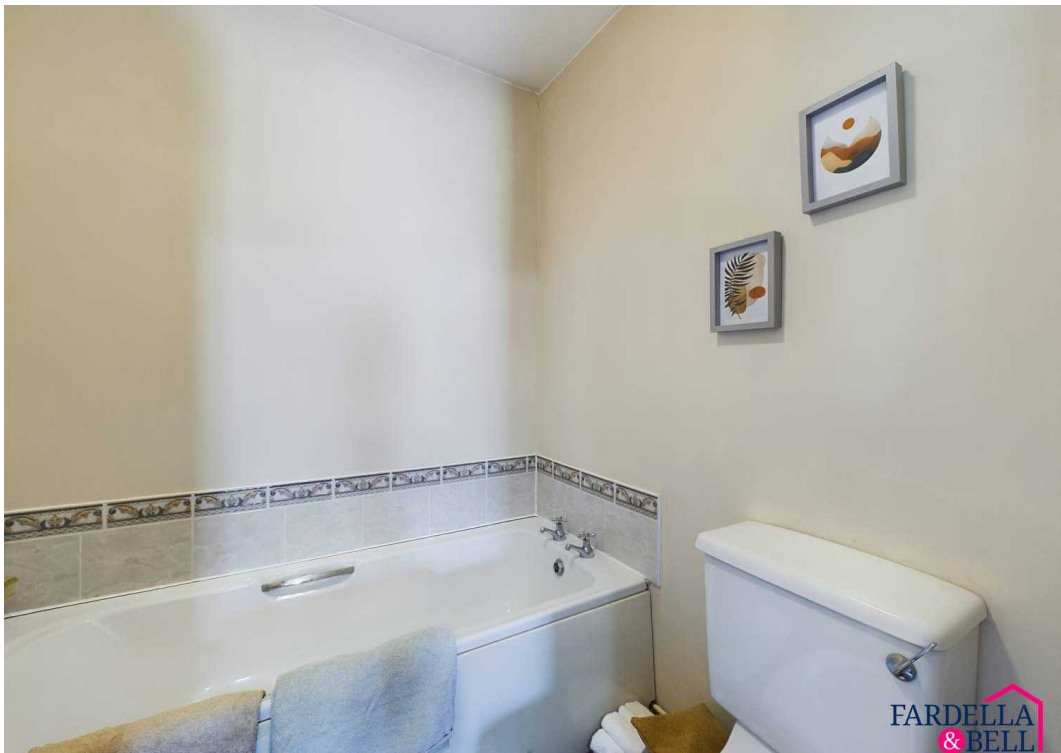
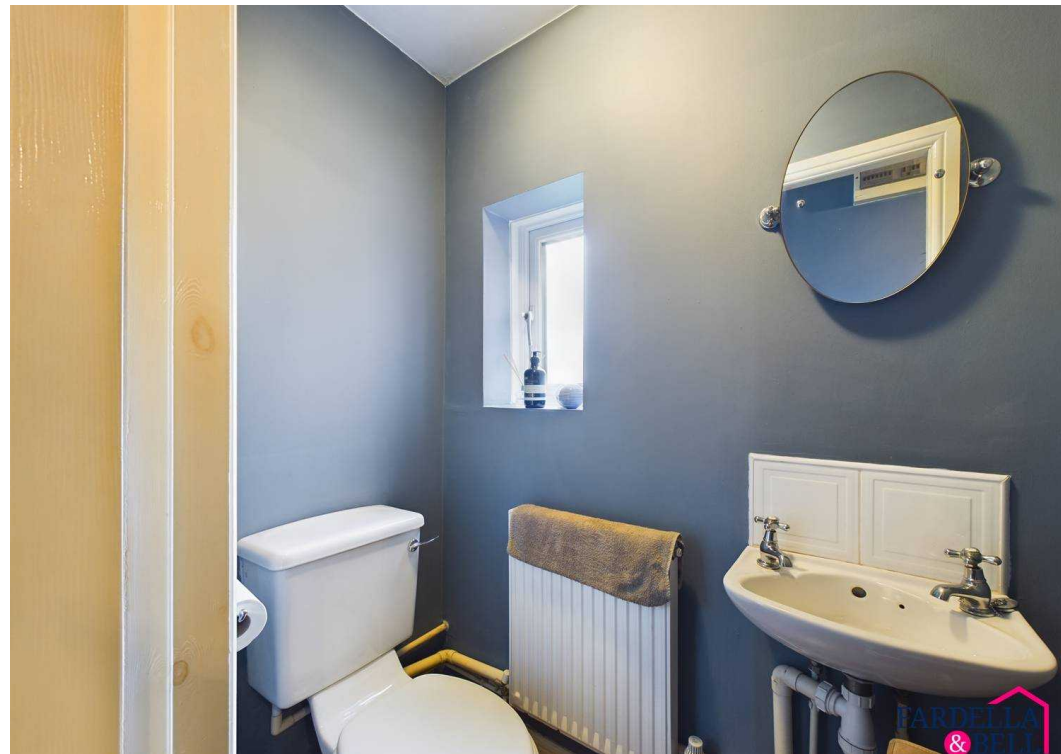
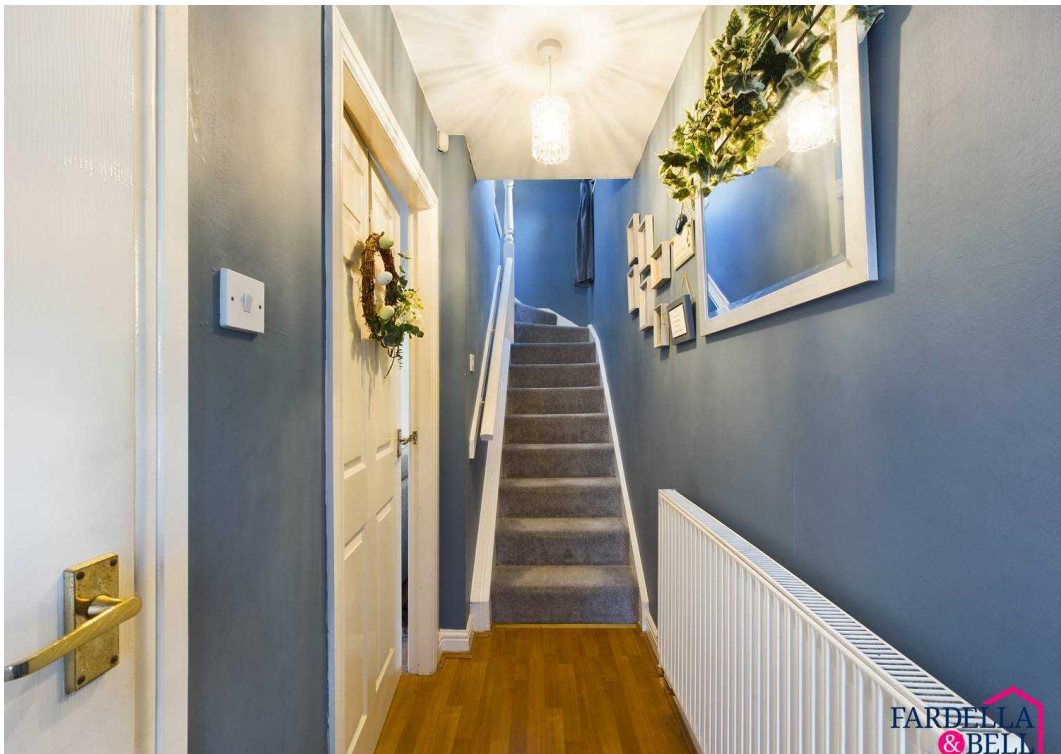
uPVC double glazed window, fitted carpet, ceiling light point, radiator and fitted storage.

### En - suite

Fully tiled walls, illuminated mirror, vanity unit with sink and black mixer tap, shower cubicle with mains fed shower with black fittings, frosted uPVC double glazed window, black heated towel rail, push button WC and laminate flooring.







### Bedroom two

uPVC double glazed window, fitted carpet, ceiling light point, TV point and radiator.

### Bedroom three

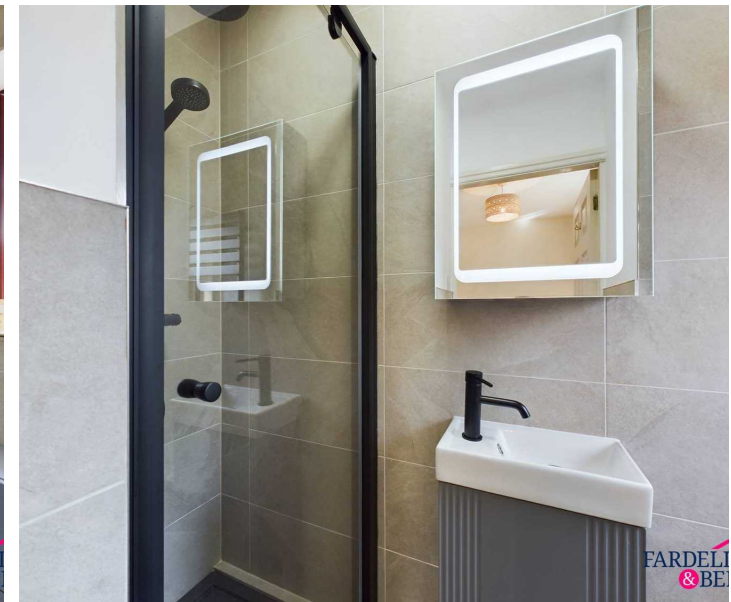
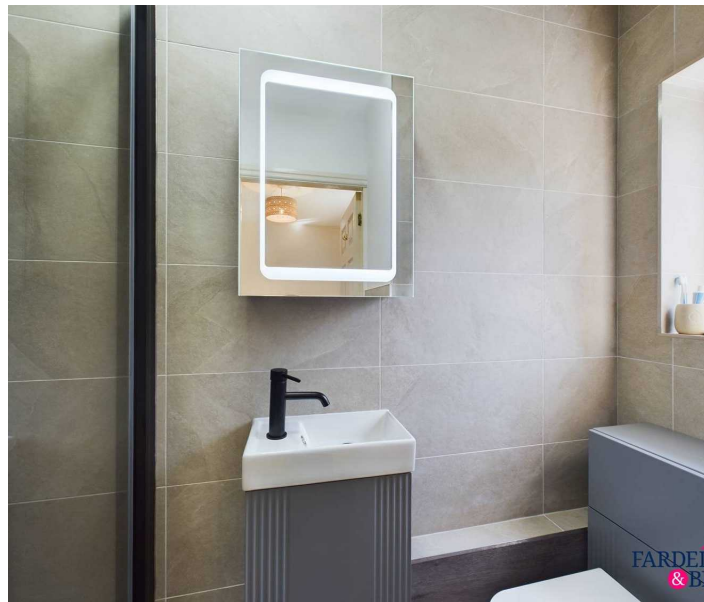
uPVC double glazed window, fitted carpet, fitted storage, radiator and ceiling light point.

### Family bathroom

Panelled bath with chrome taps, partially tiled walls, ceiling light point, sink with chrome taps, radiator and WC.

### Consumer Protection Regs

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information: The tenure of this property is 'Freehold' and the Council Tax Band is 'C' The title register shows the property may contain restrictive covenants. These should be raised and satisfied by your chosen legal representative. Parking - Driveway Rights and easements - Unknown by the vendor Restrictions - Unknown by the vendor Building safety - No visible risks Accessibility/Adaptations - No current adaptations Utility supply - Mains gas, electric and water. Coastal erosion risk - None Planning permission - Unknown by the vendor Flood Risk - Low Coalfield or mining area - Unknown by vendor





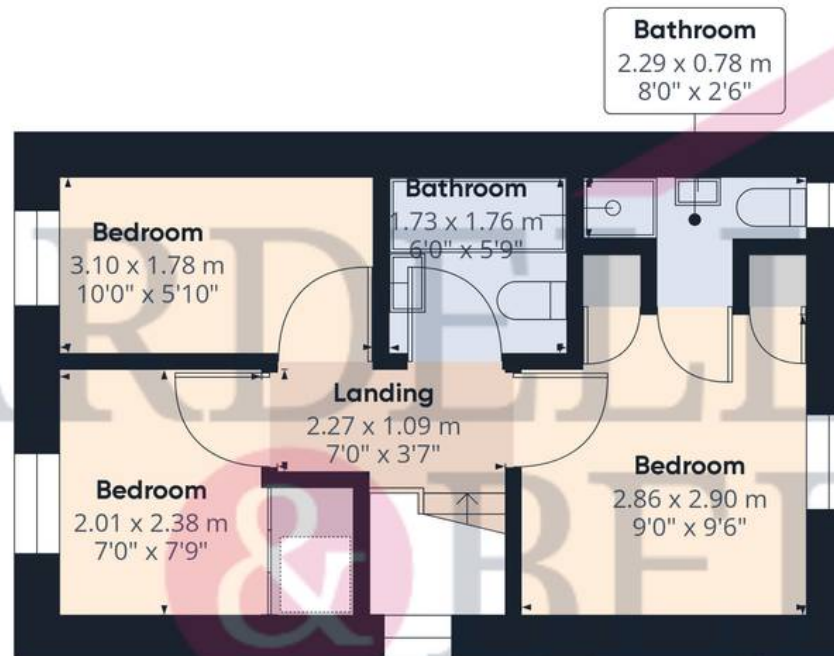


Floor 0

Approximate total area<sup>(1)</sup>

71.65 m<sup>2</sup>

771.23 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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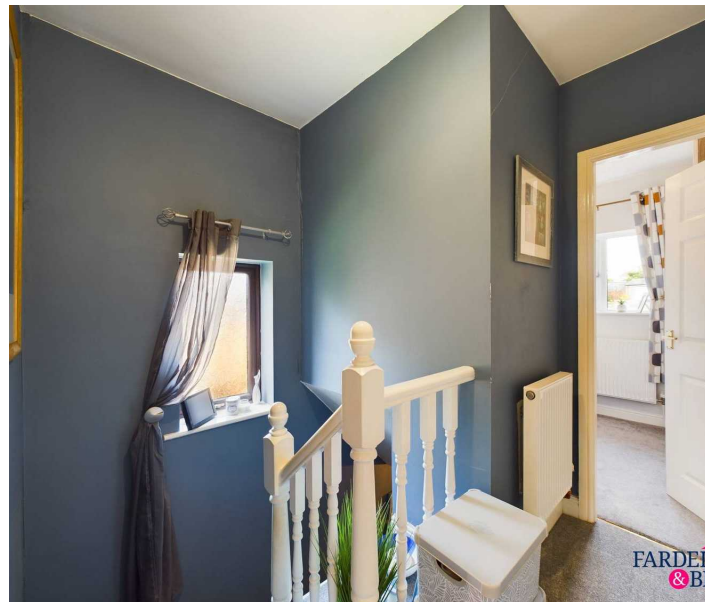
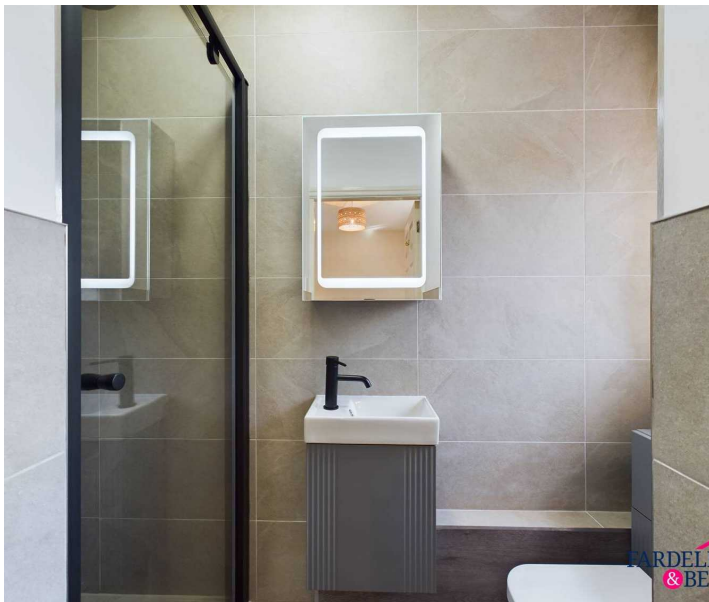


## GARDEN

Front - Driveway, fenced boundaries and mature bushes and shrubs. Rear - Laid to lawn, decked area, fenced boundaries and views over to the brook at the rear of the property.

## DRIVEWAY

2 Parking Spaces







## Fardella & Bell Estate Agents

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