

## 12a Printers Fold

Burnley, Burnley

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- 3 Bedrooms
- 2 Bathrooms
- Off Street Parking
- Semi Detached
- Popular Printers Fold Estate
- Rear Garden Space
- Requires Internal Cosmetic Improvement
- Fantastic First Property or Downsizing



### Hallway

Ceiling light point, radiator and doors to living room and downstairs WC.

### Downstairs WC

Frosted double glazed window, radiator, WC, pedestal sink with chrome taps and ceiling light point.

### Living / dining room

Double glazed window, fitted carpet, three ceiling light points, two radiators, uPVC double glazed patio doors, ceiling coving and TV point.

### Kitchen

A mix of wall and base units, washing machine point, partially tiled walls, rear door and double glazed window, ceiling light point, gas hob and electric oven, stainless sink with chrome taps and free standing fridge / freezer point.

### Bedroom one

Double glazed window, ceiling light point, fitted carpet and radiator.

### En suite

Shower enclosure with tiled walls, pedestal sink with chrome taps, WC , frosted double glazed window and ceiling light point.

### Bedroom two

Fitted carpet, ceiling light point, double glazed window and radiator.

### Bedroom three

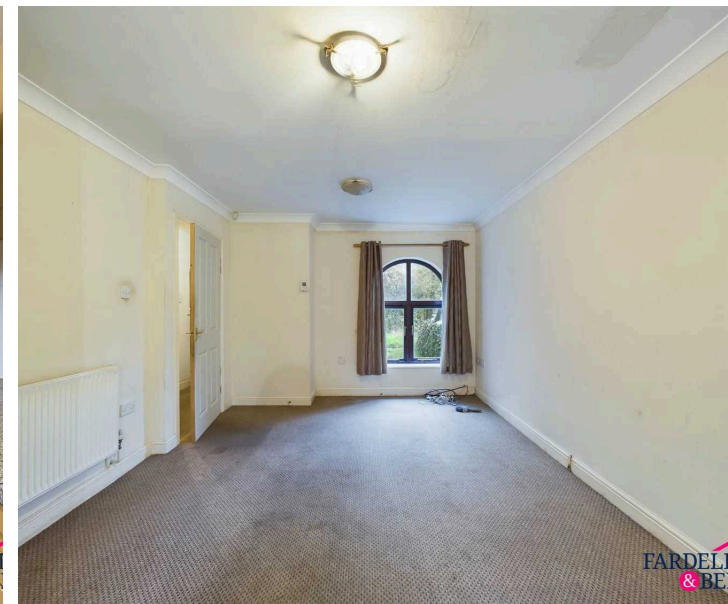
Radiator, double glazed window, ceiling light point and fitted carpet.

### Bathroom

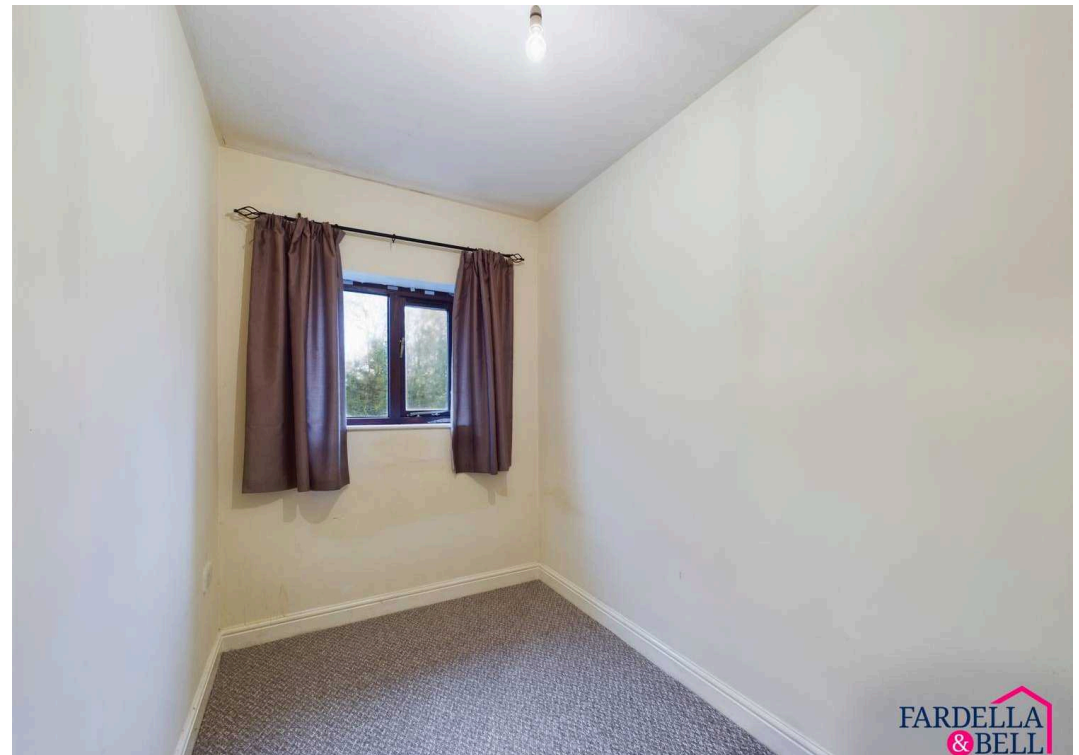
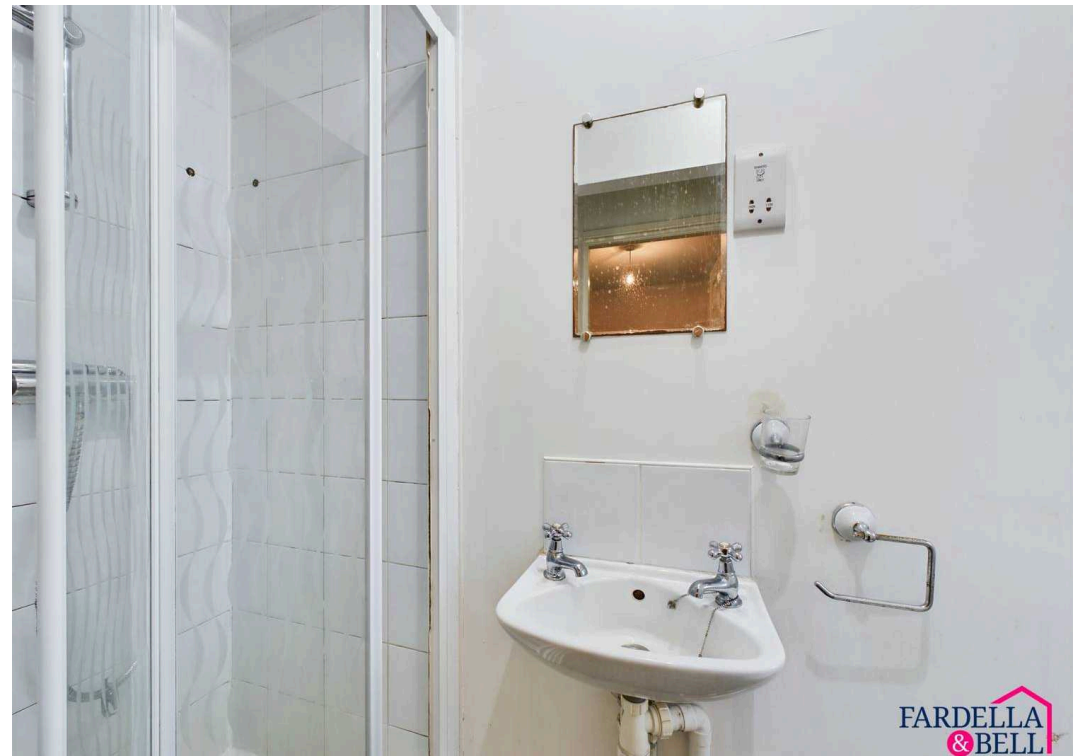
Partially tiled walls, panelled bath, WC, ceiling light point and pedestal sink with chrome taps.

### Landing

Fitted carpet, radiator, open balustrade staircase and loft access.







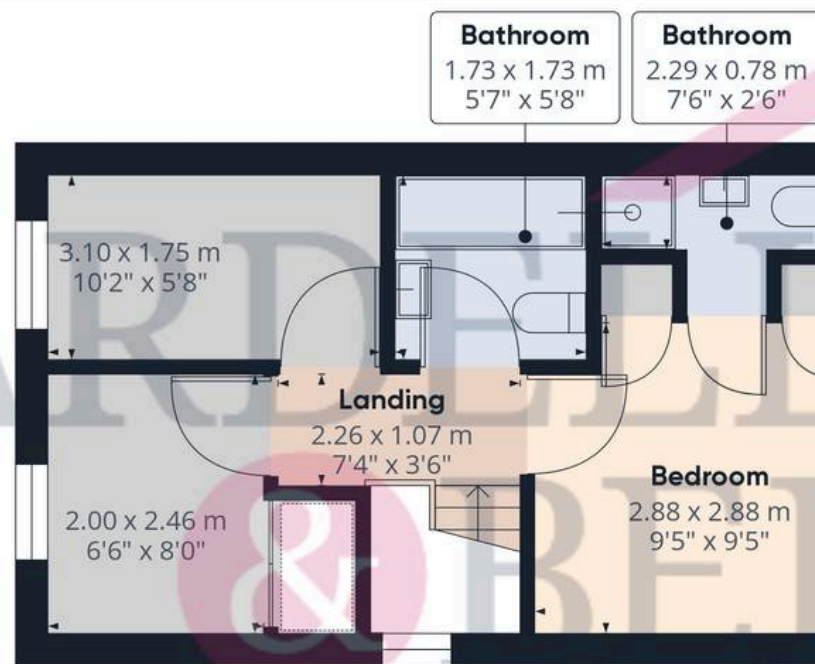


Floor 0

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

54.82 m<sup>2</sup>

590.08 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





#### **GARDEN**

Rear garden with fully fenced boundaries.

#### **OFF STREET**

2 Parking Spaces

2 Allocated Parking spaces







## Fardella & Bell Estate Agents

143 Burnley Road,, Padiham – BB12 8BA

01282 968 668 • [info@fbestateagents.co.uk](mailto:info@fbestateagents.co.uk) • [fbestateagents.co.uk/](http://fbestateagents.co.uk/)



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