





11 Wilkinson Road

Hapton, Burnley

Immaculate 2-bed semi-detached house with modern kitchen, charming conservatory, serene garden, and parking for 2 cars. Perfect for families or professionals. Close to amenities and transport links.

Council Tax band: B

Tenure: Freehold

- Two double bedrooms
- Nearly new build
- Modern kitchen and bathroom
- Conservatory
- Rear garden
- Driveway for two cars
- Nice outlook
- Popular location
- Close to bus routes
- Good for motorway access



Lounge

Laminate flooring, radiator, uPVC double glazed window, ceiling light point, TV point and uPVC window to side aspect

Wc

Laminate flooring, WC, frosted uPVC double glazed window, sink with mixer tap and vanity unit, radiator, partially tiled walls and ceiling light point

Kitchen

Laminate flooring, mix of wall and base, chrome sink with mixer tap and drainer, fridge/ freezer point, partially tiled walls, electric oven and hob, over head extractor point , uPVC double glazed window, radiator, doors into conservatory, two ceiling light points, smoke alarm space for dining table and under stairs storage

Conservatory

Laminate flooring, full upvc double glazing windows and doors, TV point and spotlights

Landing

Fitted carpet, radiator, loft access point and ceiling light point

Bedroom

Fitted carpet, radiator, upvc double glazed window, TV point and ceiling light point,

Bedroom 2

uPVC double glazed window, radiator, storage cupboard and fitted carpet.

Bathroom

Laminate flooring, partially tiled walls bath with mains fed overhead shower, push button WC, vanity unit with chrome mixer tap, illuminated mirror, frosted uPVC double glazed window and extraction point.



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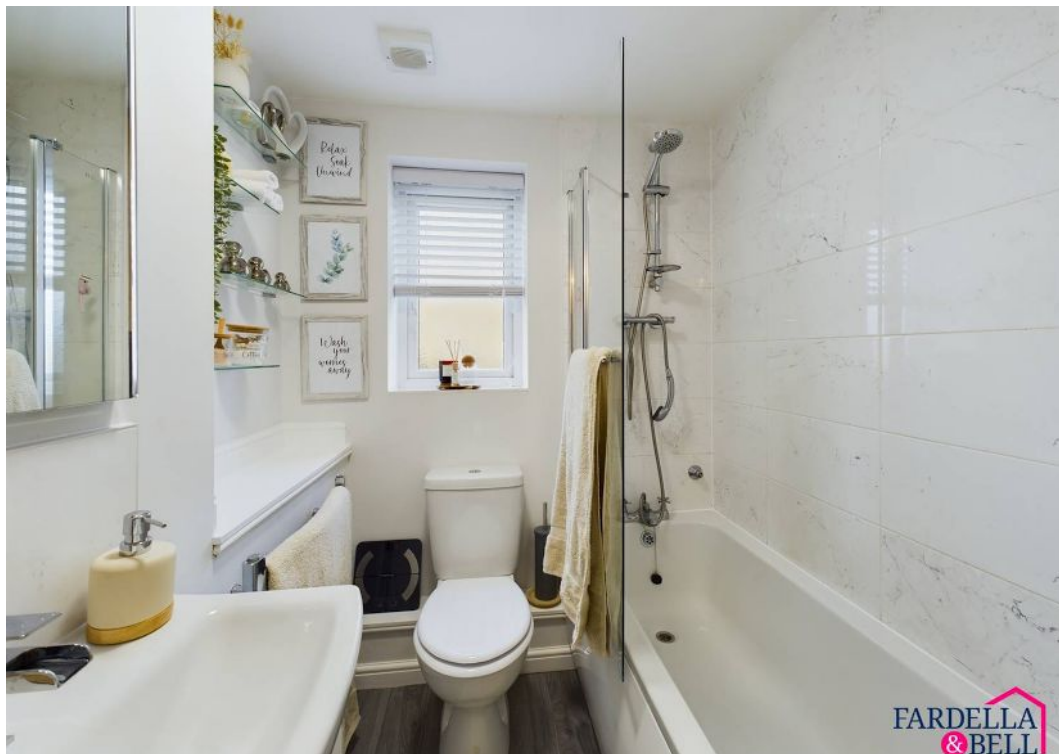
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REAR GARDEN

Mostly laid to lawn, Indian stone patio area for sitting, fenced boundaries and side gate access.

FRONT GARDEN

Laid to lawn and path leading to the front door.

DRIVEWAY

2 Parking Spaces

Tarmac driveway with space for two cars





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