





2 Thorney Bank Road

Hapton, Burnley

3-bed detached family home in desirable location. Modern kitchen, en-suite master, ample outdoor space, garage, and close to schools & motorway links. Ideal for growing families seeking comfort and convenience.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Three bedrooms
- Detached family home
- Desirable location
- Garage
- Driveway
- Downstairs WC
- Master bedroom with en-suite
- Close to schools
- Close too motorway links



Lounge

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

Kitchen

Vinyl flooring, free standing fridge / freezer point, a mix of wall and base units, chrome sink with mixer tap and drainer, gas hob, oven, over head extraction point, uPVC double glazed window, ceiling light point, partially tiled walls, space for dining table and chairs, radiator, dishwasher point, washing machine point, dryer point and uPVC double glazed patio doors leading to rear garden.

Downstairs WC

Vinyl flooring, push button WC, sink with chrome taps, radiator and ceiling light point.

Hallway

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

Bedroom two

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

Bedroom one

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

En-suite

Frosted uPVC double glazed window, shower enclose with mains fed shower, pedestal sink with chrome taps, partially tiled walls, push button WC, vinyl flooring and radiator.

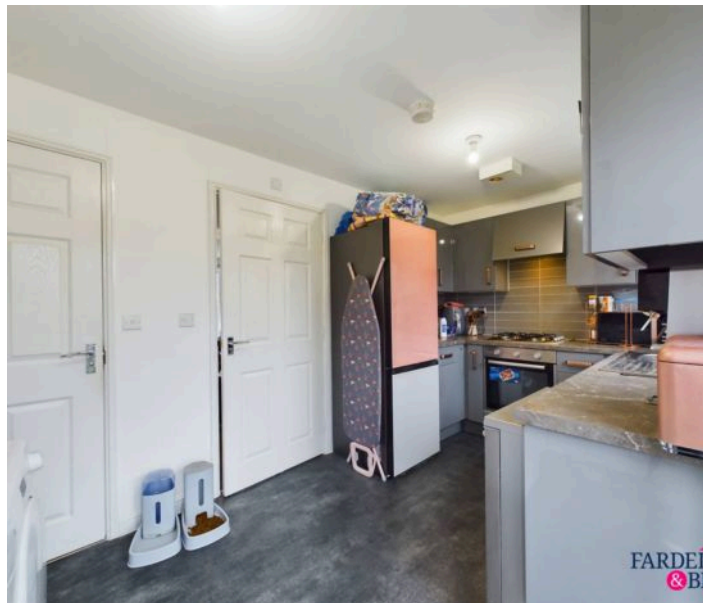
Bedroom three

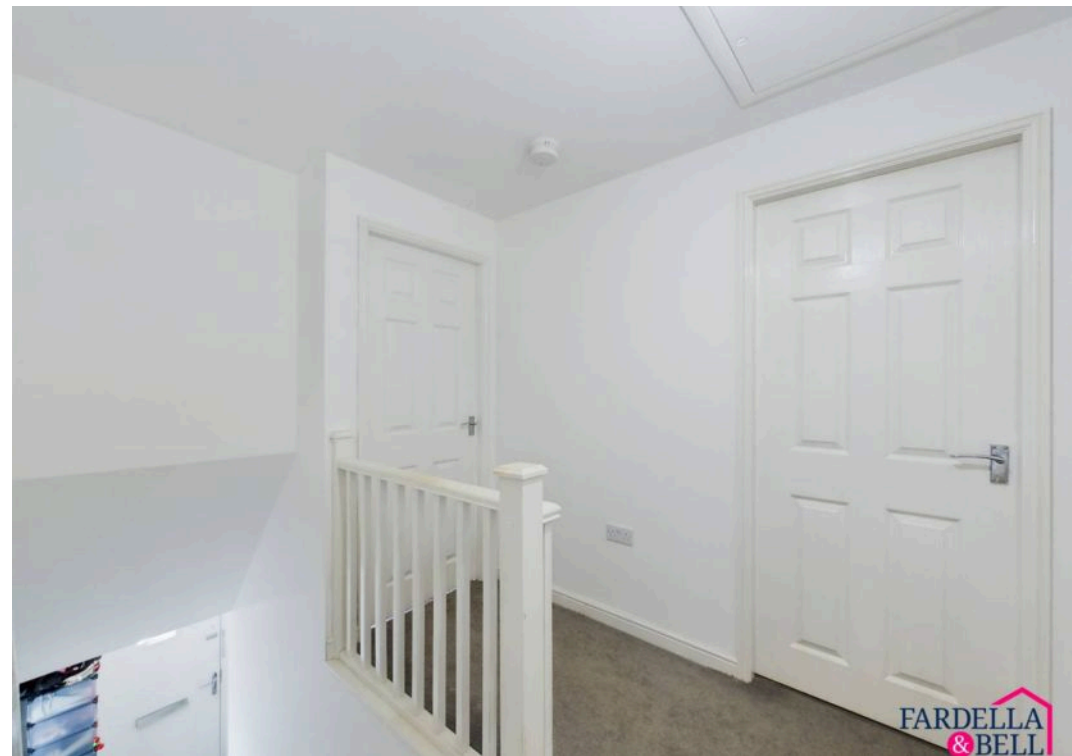
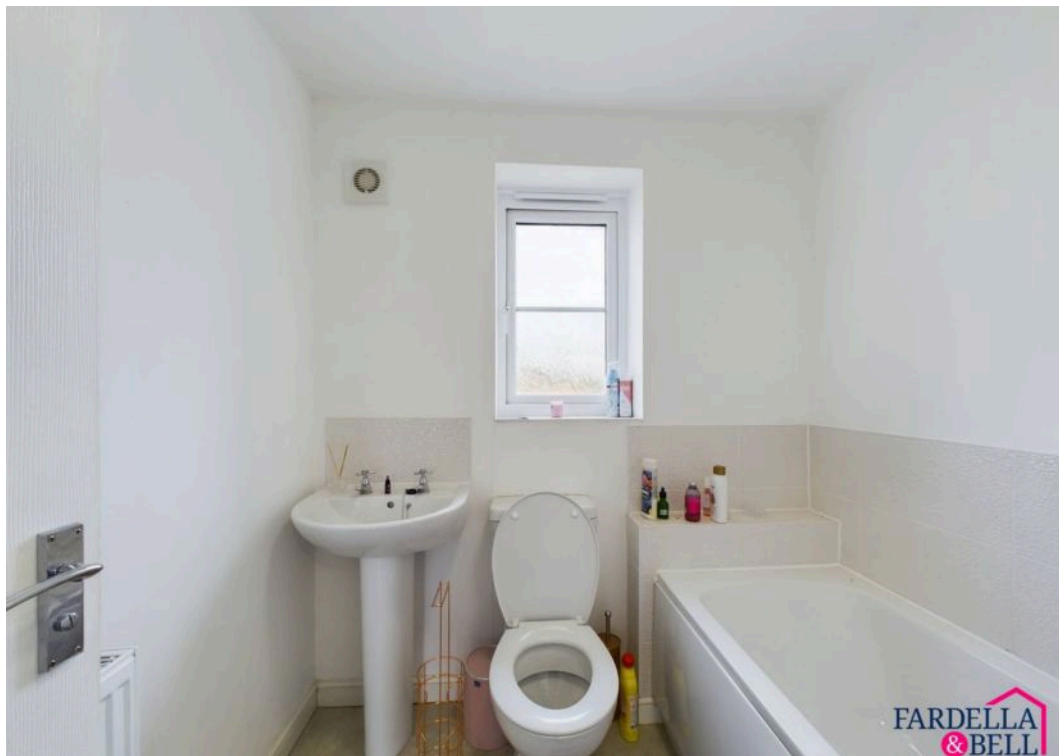
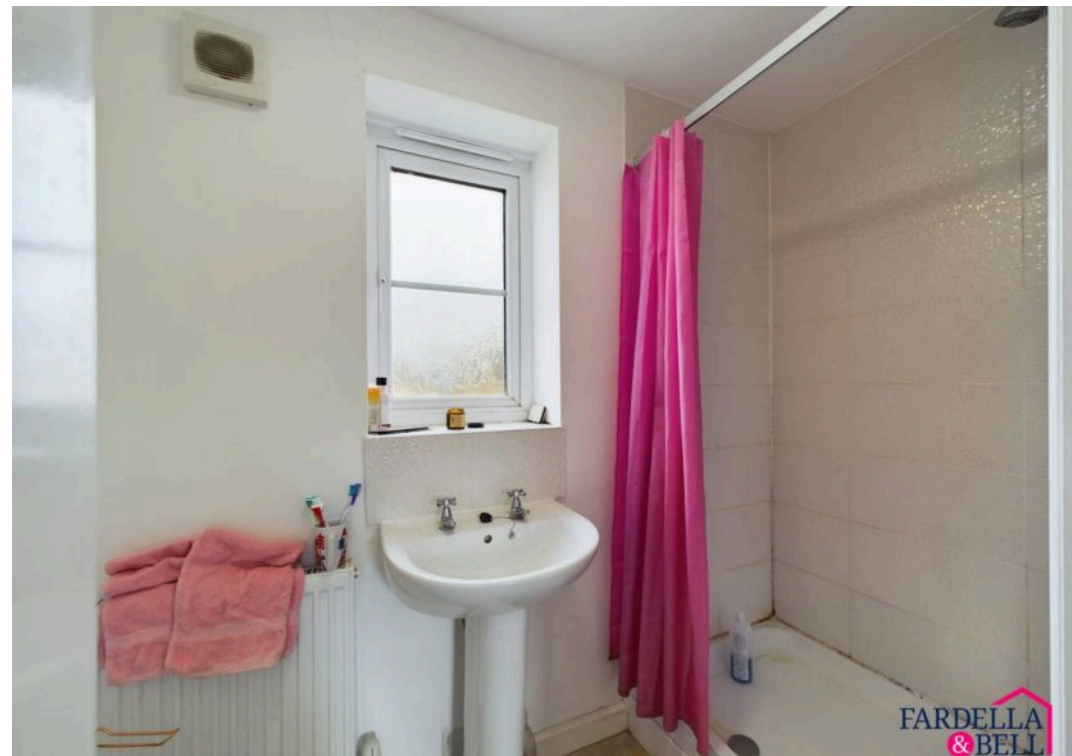
Fitted carpet, uPVC double glazed window, ceiling light point and radiator.

Family bathroom

Vinyl flooring, frosted uPVC double glazed window, panelled bath, pedestal sink with chrome taps, partially tiled walls, push button WC and radiator.

Landing







Floor 0



Floor 1

Approximate total area⁽¹⁾

83.74 m²

901.38 ft²

Reduced headroom

0.19 m²

2.02 ft²

(1) Excluding balconies and terraces

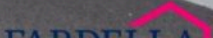
Reduced headroom

..... Below 1.5 m/5 ft

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.

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