



FARDELLA
& BELL



FARDELLA
& BELL

10 Simpson Street, Hapton
£114,950



10 Simpson Street

Hapton, Burnley

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- 2 Bedrooms
- Gas central heating
- Leasehold
- Council tax band A
- On street parking
- Sought after location
- Close to local amenities
- Rear Yard
- End of terrace



Living Room

This spacious living room features large uPVC double glazed dual aspect windows, fitted carpets, an electric fireplace, a ceiling light point and neutral finishes throughout.

Kitchen

This modern kitchen offers integrated cupboards, herringbone flooring, a washing machine point, an integrated tap and sink and excellent natural light through a large uPVC double glazed window.

Master Bedroom

This master bedroom benefits from dual-aspect windows, double proportions, neutral tones, fitted carpets, a ceiling light point and a spacious layout.

Bedroom 2

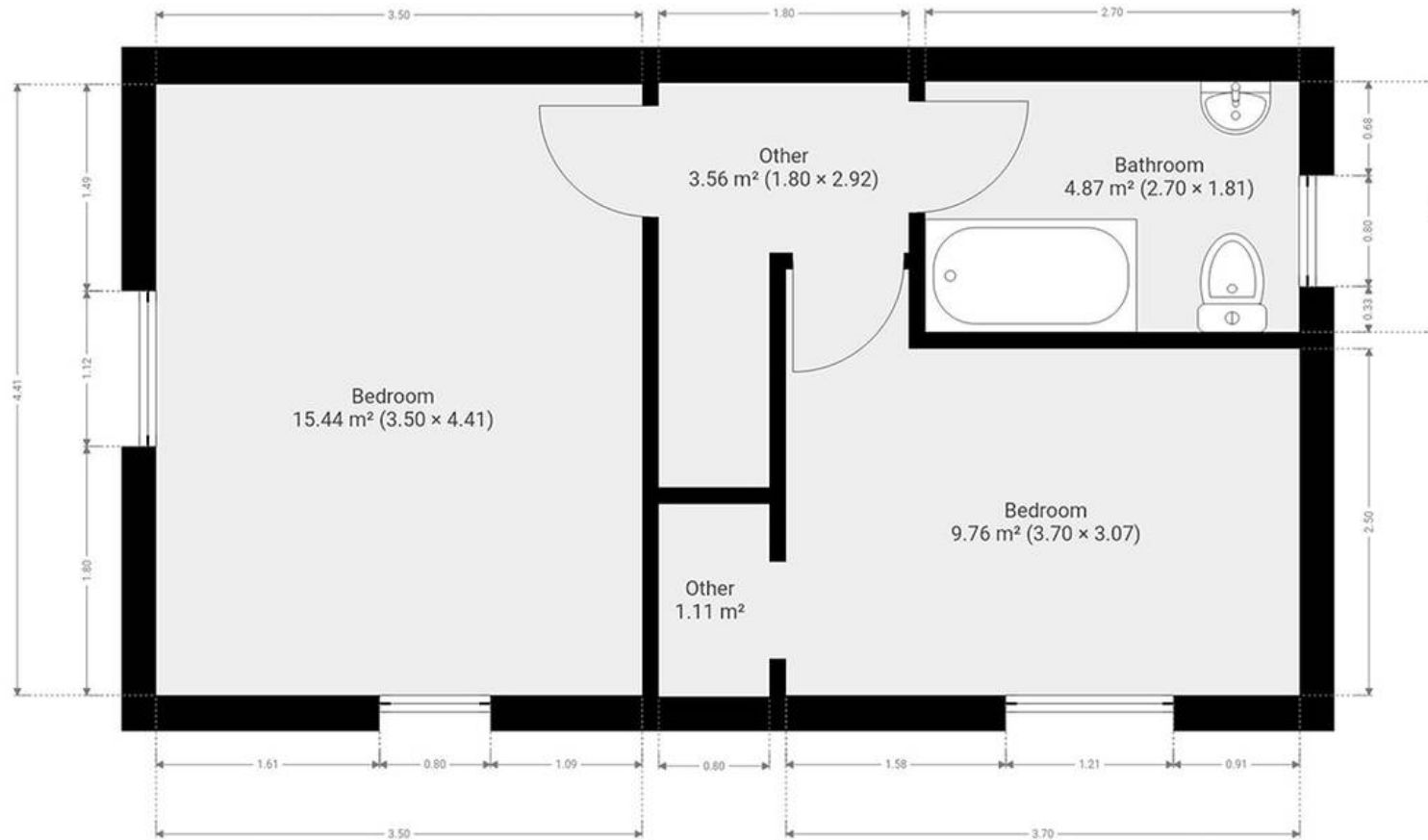
This second bedroom includes a uPVC double glazed window for natural light, fitted carpets, a ceiling light point, storage space above the boiler with a clothing rail and a compact layout suitable for a guest or a child's room.

Family Bathroom

This family bathroom includes a bath and shower, a push button toilet, a vanity sink, tiled walls and floors and a frosted glass window that brings in natural light.







Total Property Area: approx - 71.2 Sq Meters (766.39 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details area guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.



FARDELLA
& BELL

Fardella & Bell Estate Agents

143 Burnley Road,, Padiham - BB12 8BA

01282 968 668 • info@fbestateagents.co.uk • fbestateagents.co.uk/



PRS Property
Redress
Scheme



naea | propertymark
PROTECTED

