



23 Wilkinson Road

Hapton, Burnley

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 2 Bedroom Semi Detached
- Driveway
- Front and Rear Garden
- Freehold + Annual Management Charge
- Chain Free
- uPVC Double Glazing and Gas Central Heating
- Council Tax Band B

FARDELLA
& BELL



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Property Description

To the ground floor, there is a welcoming lounge along with a modern kitchen dining space, providing plenty of room for both everyday living and dining. The kitchen is fitted with a good range of units and benefits from access out to the rear, while a useful ground floor WC adds further convenience. To the first floor, the property offers two double bedrooms, both well proportioned and filled with natural light. The main family bathroom is also located on this level and is fitted with a clean, modern three-piece suite including a bath with shower over.



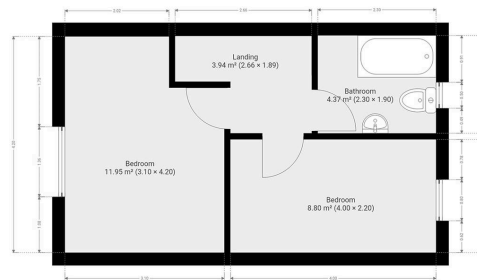
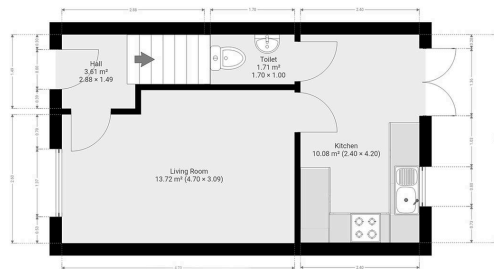


GARDEN

To the front, the property enjoys a pleasant cul-de-sac position with a neat lawned area and a private driveway providing off-road parking for two cars, adding both practicality and convenience. To the rear, there is a generous enclosed garden which is mainly laid to lawn, offering plenty of outdoor space for relaxing, entertaining or for those with children and pets. The garden is securely fenced, easy to maintain and provides a great blank canvas for any buyer looking to put their own stamp on the outside space.

DRIVEWAY

2 Parking Spaces



Total Property Area: approx - 58.15 Sq Meters (625.92 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas including any total floor areas, openings and orientations are approximate. We do not warrant, guarantee, or accept any liability for any errors or omissions in this floor plan or any other information provided.



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