



174 Printers Fold

Burnley

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Garage & Driveway
- Stunning Rear Garden
- Conservatory Extension
- Ideal First Home
- Freehold Tenure
- Council Tax Band B
- Two Bedroom Semi-Detached



Ground Floor

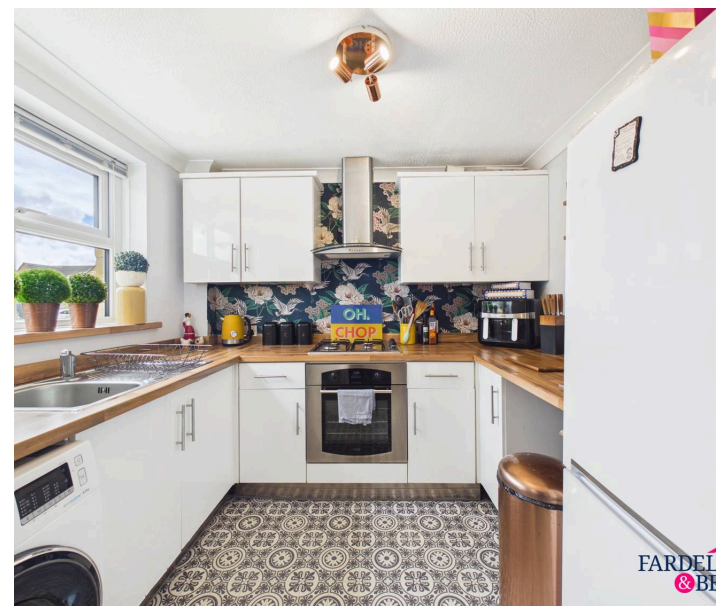
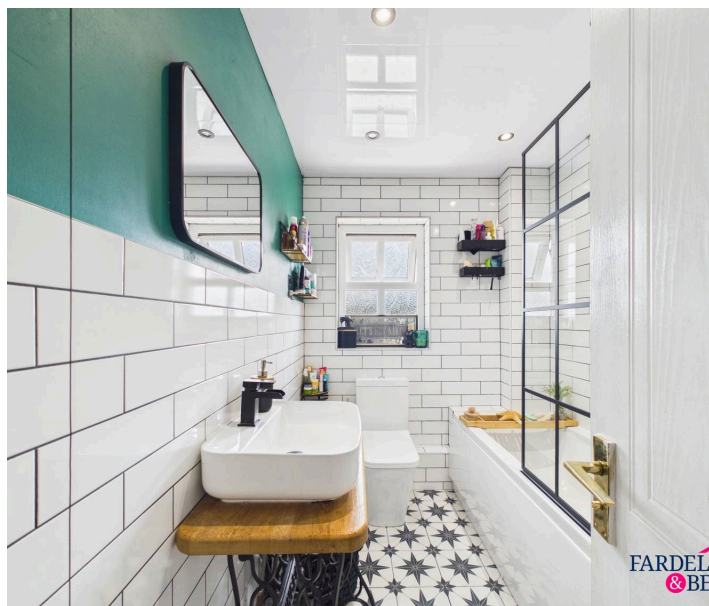
The ground floor accommodation begins with a welcoming entrance hall leading through to a bright and well-presented living room. Positioned at the front of the property, the fitted kitchen offers a practical range of wall and base units with ample worktop space and room for everyday appliances. To the rear, the conservatory provides a versatile additional reception area overlooking the garden, creating an ideal space for dining, relaxing or entertaining.

First Floor

The first floor comprises two well-proportioned bedrooms and a family bathroom fitted with a modern suite. The principal bedroom offers generous accommodation, whilst the second bedroom provides flexibility for use as a guest room, nursery or home office.

External

To the front, the property benefits from a driveway providing off-road parking and access to the garage. The enclosed rear garden offers a pleasant outdoor space with room for seating and entertaining, making it an enjoyable extension of the home during the warmer months.







Full Rightmove Description

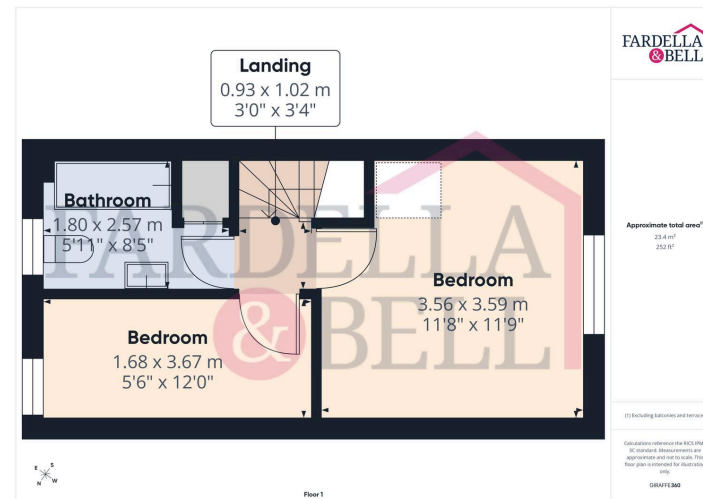
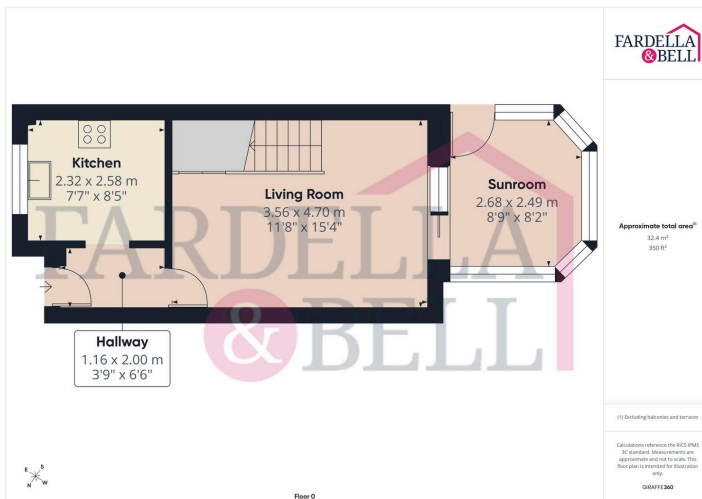
Situated in a popular residential location, this well-presented two-bedroom semi-detached home offers comfortable accommodation throughout and is ideal for first-time buyers, downsizers or investors.

The ground floor features a fitted kitchen positioned at the front of the property, whilst to the rear is a spacious living room providing a comfortable setting for everyday living. Beyond the living room, the conservatory adds valuable additional reception space and enjoys views over the rear garden.


To the first floor are two well-proportioned bedrooms and a family bathroom, providing practical accommodation suited to a variety of buyers.

Externally, the property benefits from a driveway providing off-road parking, a garage and an enclosed rear garden, offering space to relax, entertain and enjoy outdoor living.

Offering well-maintained accommodation with the added benefits of a conservatory, garage and driveway parking, this attractive home presents an excellent opportunity for those seeking a property ready to move into.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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