



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Wordsworth Street, Burnley, BB12 7JX

Offers Over £179,950

A FANTASTIC TWO BEDROOM BUNGALOW IN HAPTON

Nestled on the charming Wordsworth Street in Hapton, Burnley, this delightful two-bedroom bungalow presents an excellent opportunity for those seeking a comfortable and well-finished home. The property boasts a spacious reception room, ideal for relaxation and entertaining guests.

With two inviting bedrooms, this bungalow is perfect for downsizers or small families looking for a manageable living space. The well-appointed bathroom adds to the convenience of the home, ensuring that all essential amenities are easily accessible.

One of the standout features of this property is the off-road parking, complemented by a garage, providing ample space for your vehicle and additional storage. The small yard to the rear offers a quaint outdoor area, perfect for enjoying a morning coffee or tending to a few plants.

This bungalow combines practicality with comfort, making it an ideal choice for those looking to settle in a peaceful neighbourhood. With its thoughtful design and convenient features, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely bungalow your new home.

Wordsworth Street, Burnley, BB12 7JX

Offers Over £179,950

 2  1  1  C

- Two Bedroom Bungalow
- Ideal For Downsize Or Small Families
- Off Road Parking
- Tenure - Freehold
- Spacious Reception Room
- Low Maintenance Rear Yard
- EPC Rating - C
- Well Presented Throughout
- Popular Hapton Location
- Council Tax Band - B

Ground Floor

Hall

9'8 x 3'2 (2.95m x 0.97m)

Reception Room

14'7 x 11'11 (4.45m x 3.63m)

Kitchen

8'4 x 7'11 (2.54m x 2.41m)

Bedroom One

11'2 x 9'10 (3.40m x 3.00m)

Bedroom Two

9'11 x 9'9 (3.02m x 2.97m)

Shower Room

7'1 x 5'7 (2.16m x 1.70m)

External

Driveway, stone chippings, tree, paving.

Garage



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