



7 Wilkinson Road

Hapton, Burnley

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 3 Bedrooms
- Semi Detached
- Garage
- Driveway + Gardens
- Freehold Tenure
- Council Tax Band B
- EPC Rated B
- Hapton Village Location

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& BELL**



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Description

A welcoming entrance hallway sets the tone for this well-presented home, leading through to a stylish kitchen and dining space with modern gloss cabinetry, integrated cooking appliances, generous worktop space and a practical breakfast bar. The dining area is finished with contemporary wall panelling and flows neatly through to the rear living room. The living room is a real feature, with French doors opening onto the garden, additional natural light and a striking media wall with inset shelving, integrated lighting and space for a wall-mounted television. A useful ground floor WC completes the lower level. Upstairs, the property offers three bedrooms, including a generous main bedroom, together with a modern family bathroom featuring a bath with shower over, wash basin and WC. Neutral décor, modern flooring and a bright, well-kept finish run throughout, creating a home that feels ready to move straight into.







GARDEN

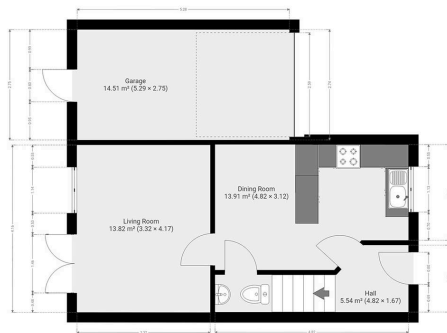
The exterior is a real highlight of this home, with a beautifully improved rear garden that has been thoughtfully redesigned to create a fantastic space for both relaxing and entertaining. A generous paved patio extends across the rear of the property, providing plenty of room for outdoor seating and dining, while a substantial timber pergola creates a defined entertaining area and gives the garden a lovely sense of character. Beyond the patio sits a well-kept lawn, all enclosed by timber fencing for privacy, with additional seating and planted areas adding interest around the edges. The garden feels spacious, practical and very usable, with direct access back into the living accommodation making it ideal for summer gatherings and family life. To the front, the property enjoys an attractive lawned approach together with a private driveway leading to the garage, adding valuable off-road parking. The outlook to the front is also particularly pleasant, looking across open green space and a children's play area.

GARAGE

Single Garage

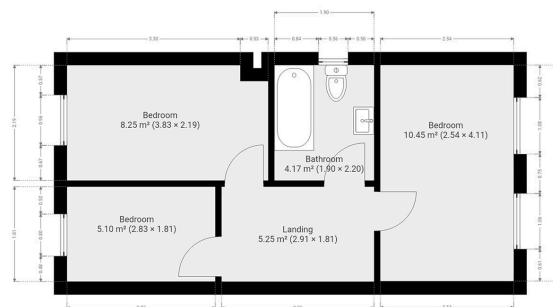
DRIVEWAY

1 Parking Space



Total Property Area: approx - 80.95 Sq Meters (871.34 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any loss floor area), openings and dimensions are approximate. No details are 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.



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