



26 Lane End, Hapton, Burnley,
Lancashire BB11 5QS



PROPERTY DESCRIPTION

!! Immaculately presented throughout !! Having undergone a complete scheme of refurbishment by the current owners, this sizable mid terrace home offers impressively finished accommodation spread across three storeys. The property comprises of: a welcoming reception room, an eye catching open plan dining kitchen with a range of contrast fitted units, two first floor bedrooms - one being a generous double, a recently fitted three piece bathroom suite with a further double bedroom found in the loft conversion. The property is warmed by gas central heating - run from a modern combination boiler, and is Upvc double glazed throughout. As part of the refurbishment the property was taken back to brick, and was rewired, replumbed and had a new roof installed. EPC - TBC. Council Tax - Band A. Early viewing is considered a must!

FEATURES

- Immaculately presented throughout
- Having undergone a complete scheme of refurbishment
- Sizeable mid terrace home with accommodation spread across three storeys
- One welcoming reception room
- Eye catching modern kitchen with a range of 'contrast' units
- Open plan dining kitchen
- Two generous first floor bedrooms - one being a comfortable double
- Modern three piece bathroom suite
- Loft Conversion being another double bedroom and having ample storage in the eaves
- EPC - TBC
- Council Tax - Band A
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

Sitting Room

Dining Room

open plan with the kitchen

First Floor

Bedroom One

Bedroom Two

Family Bathroom

Second Floor

Loft Conversion

Outside

Yard

Further Information

Further Information

The property is on a freehold title.

The property is located in an area considered to be very low risk for surface water flooding. The is projected as low risk for the years 2040 - 2060.

Mobile and broadband services are offered by a number of companies and ultrafast is available.

EPC - TBC

Council Tax - Band A

