

£210,000 Freehold



23 Wilkinson Road, Hapton, Burnley,  
Lancashire BB12 7FN



## PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! This beautifully presented two bedroom semi detached home is found in the heart of popular Hapton, and is sure to catch the eye of anyone looking for their first home. The generous accommodation comprises of: a welcoming entrance hallway, one spacious reception room, a modern fitted dining kitchen, downstairs W/C, two first floor double bedrooms, and a modern three piece bathroom suite. The property boasts a large, enclosed rear garden and has ample off road parking - in the form of a driveway. Warmed by gas central heating and being Upvc double glazed throughout. EPC - B. Council Tax - Band B. Early viewing is a must!

## FEATURES

- Offered for sale with no onward chain
- Ideal for anyone looking for their first home
- Suitable for people looking to downsize
- Popular location within walking distance to the local train station
- One welcoming reception room
- Modern dining kitchen
- Downstairs W/C
- Two first floor double bedrooms
- Modern three piece bathroom
- Large, enclosed rear garden
- Ample off road parking in the form of a driveway
- Warmed by gas central heating and being Upvc double glazed throughout
- EPC - B
- Council Tax - Band B
- Early viewing is a must!



## ROOM DESCRIPTIONS

### Ground Floor

Entrance Hallway

Sitting Room

Dining Kitchen

Downstairs W/C

### First Floor

Bedroom One

Bedroom Two

Bathroom

### Outside

Garden

## Further Information

### Further Information

The property is on a freehold title.

The property is located in an area considered to be low risk for surface water flooding, and the long term risk is assessed as the same.

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

EPC - B

Council Tax - Band B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	97
(81-91)	B	83
(65-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		