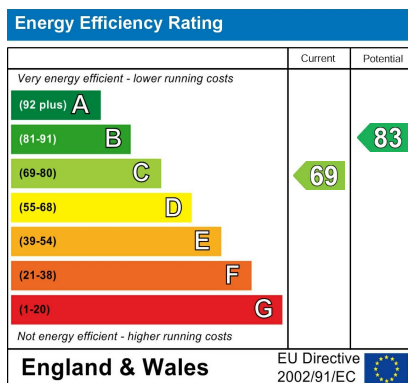
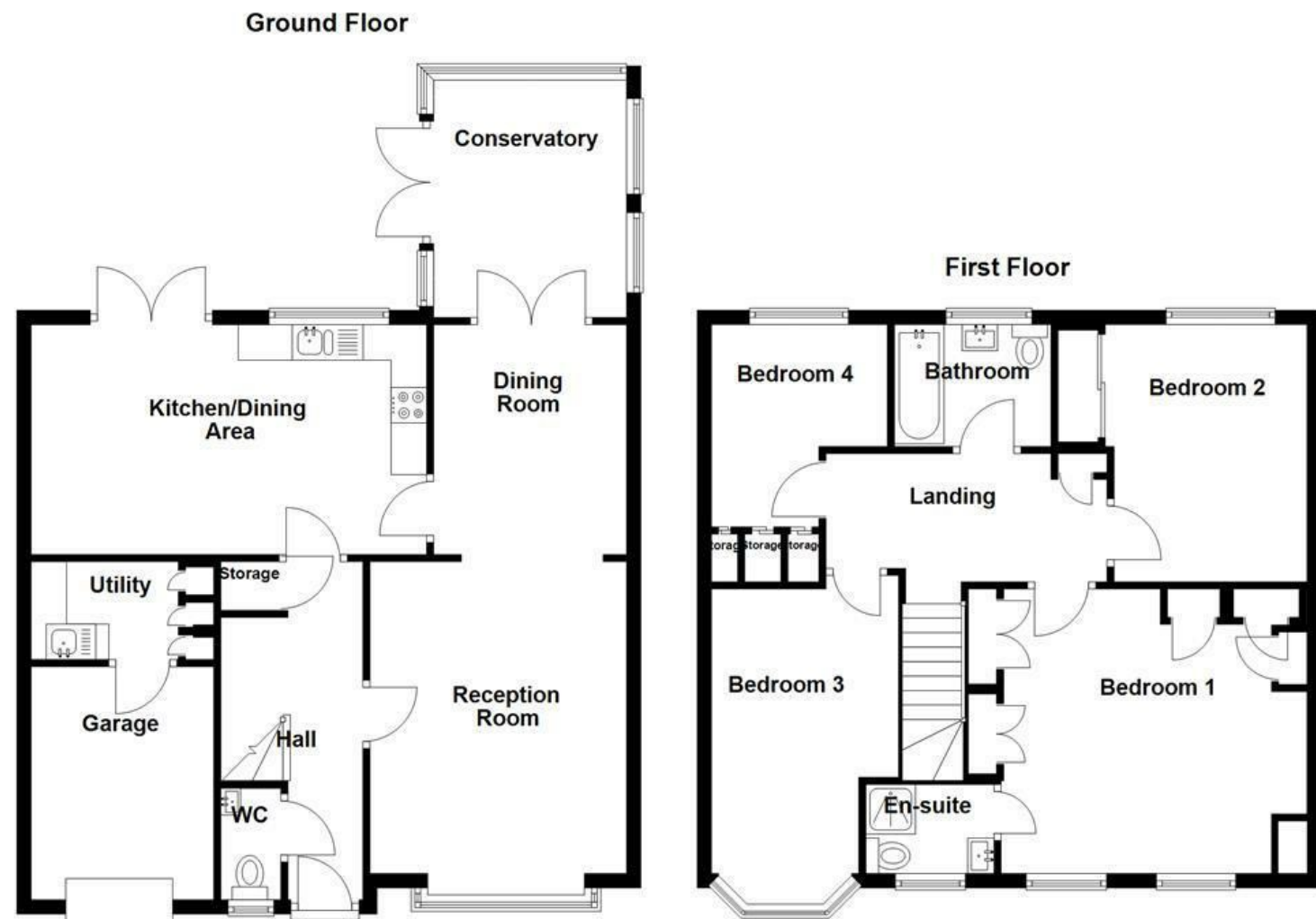




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

School House Fold, Hapton, BB11 5PT

£350,000

EXQUISITE FOUR BEDROOM DETACHED FAMILY HOME HOME

Welcome to this charming detached family home located in the desirable area of School House Fold, Hapton, Burnley. This property boasts four spacious double bedrooms, providing ample space for family living. The master bedroom features an en suite bathroom, ensuring privacy and convenience, while a well-appointed family bathroom and a downstairs WC cater to the needs of the household.

The heart of the home is the open-plan lounge, which flows seamlessly into a bright conservatory, creating a perfect space for relaxation and entertaining. The modern kitchen is equipped with fitted appliances and is complemented by a separate utility room, making daily chores a breeze.

Outside, the property is set within a beautifully landscaped garden, offering a tranquil retreat for outdoor enjoyment. The large driveway and garage provide ample parking space, ensuring that you and your guests are well accommodated.

This home is situated in a great location, making it ideal for families seeking a peaceful yet accessible environment. With its generous living spaces and modern amenities, this property is a wonderful opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this delightful house your new home.

School House Fold, Hapton, BB11 5PT

£350,000

 4  2  3  C

- Tenure Leasehold
 - Off Road Parking With Access To Garage
 - Abundance Of Indoor Space
 - Close Proximity To Local Amenities
- Council Tax Band E
 - Ideal Family Home
 - Enviaible Rear Garden Area
- EPC Rating C
 - Sought After Location
 - Easy Access To major Network Links

Ground Floor

Entrance

Composite double glazed part frosted door to hall.

Hall

15' x 6'7 (4.57m x 2.01m)

Central heating radiator, coving, smoke alarm, stairs to first floor, under stairs storage, doors to WC, kitchen/dining area and reception room.

WC

5'6 x 3' (1.68m x 0.91m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, LED mirror and tiled floor.

Kitchen/ Dining Area

18'4 x 6'6 (5.59m x 1.98m)

UPVC double glazed window, UPVC double glazed French doors to rear garden, central heating radiator, range of gloss wall and base units, marble effect work surface, composite Lamona one and a half sink and drainer with mixer tap, Lamona oven and microwave in a high rise unit, four ring Lamona hob, glass splash back, extractor hood, integrated dishwasher, space for American fridge freezer, wood effect laminate flooring, doors to utility and dining room.

Utility

8'4 x 6' (2.54m x 1.83m)

UPVC double glazed window, gloss wall and base units, granite effect surface, stainless steel sink and drainer with mixer tap, plumbed for washing machine, access to Baxi boiler, storage, wood effect laminate flooring and door to garage.

Garage

10'9 x 8'4 (3.28m x 2.54m)

Electric and storage.

Reception Room

14'5 x 11'11 (4.39m x 3.63m)

UPVC double glazed box window, central heating radiator, coving, electric fire with surround and hearth, open to dining room.

Dining Room

10'8 x 8'11 (3.25m x 2.72m)

Central heating radiator, coving and double doors to conservatory.

Conservatory

11' x 9'9 (3.35m x 2.97m)

UPVC double glazed windows, one double central heating radiators, Velux window, UPVC double glazed French doors leading to rear garden and wood effect laminate flooring.

First Floor

Landing

12'7 x 4'8 (3.84m x 1.42m)

Loft access, doors to four bedrooms, bathroom and storage.

Bedroom One

14'4 x 12'6 (4.37m x 3.81m)

UPVC double glazed window, central heating radiator, storage, door to en suite and wood effect laminate flooring.

En Suite

5'6 x 5'1 (1.68m x 1.55m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, enclosed direct feed shower, part PVC elevation, tiled elevation, spotlights, PVC to ceiling, extractor fan and tiled floor.

Bedroom Two

11'10 x 10'10 (3.61m x 3.30m)

UPVC double glazed window, central heating radiator, storage and wood effect laminate flooring.

Bedroom Three

13'10 x 8'7 (4.22m x 2.62m)

UPVC double glazed bay window, central heating radiator and wood effect laminate flooring.

Bedroom Four

10'10 x 8'5 (3.30m x 2.57m)

UPVC double glazed window, central heating radiator and storage.

External

Rear

Enclosed garden with artificial lawn, Indian stone paved patio with balustrade, bedding areas with mature shrubs and stone chippings.

Front

Drive for off road parking, slate chippings and Indian stone flags leading to front entrance door.



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