



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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.

Willow Road, Burnley, BB12 7FP

£199,950

A NOT TO BE MISSED THREE BEDROOM SEMI-DETACHED PROPERTY IN HAPTON

Nestled in the desirable location of Willow Road, Hapton, Burnley, this stunning semi-detached house presents an excellent opportunity for first-time buyers or those seeking to upgrade their living space. The property boasts three well-proportioned bedrooms, providing ample room for family living or guest accommodation.

Upon entering, you will find a welcoming reception room that offers a perfect space for relaxation and entertaining. The layout is both practical and inviting, ensuring that every corner of the home is utilised to its fullest potential. The property is turn-key ready, allowing you to move in without the hassle of immediate renovations or repairs.

One of the standout features of this home is the amazing garden space, which is ideal for outdoor activities, gardening, or simply enjoying the fresh air. This private outdoor area enhances the overall appeal of the property, making it a perfect retreat for both children and adults alike.

With its charming character and modern conveniences, this semi-detached house on Willow Road is a rare find in the market. It combines comfort, style, and a fantastic location, making it an ideal choice for those looking to establish their roots in a friendly community. Do not miss the chance to make this delightful property your new home.

Willow Road, Burnley, BB12 7FP

£199,950



- Tenure Freehold
- Council Tax Band B
- EPC Rating B
- Off Road Parking With Drive
- Ideal Family Home
- Fitted Kitchen And three Piece Bathroom Suite
- Viewing Essential
- Three Well Proportioned Bedrooms
- Enclosed Ample Sized Low maintenance garden Space
- Easy Access To Major Commuter Routes

Ground Floor

Porch

5'3x3'4 (1.60mx1.02m)

Reception Room

18'8x14'6 (5.69mx4.42m)

Kitchen/Diner

14'6x9'5 (4.42mx2.87m)

W/C

5'2x2'8 (1.57mx0.81m)

First Floor

Landing

9'6x9'4 (2.90mx2.84m)

Bedroom One

13'0x8'2 (3.96mx2.49m)

Bedroom Two

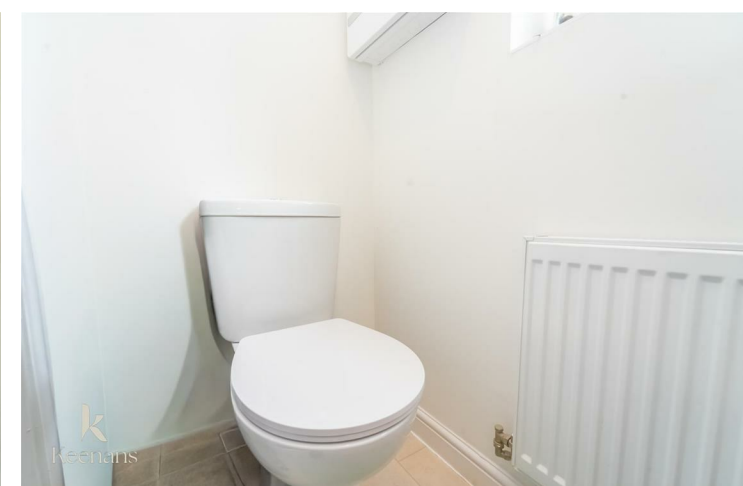
11'1x8'1 (3.38mx2.46m)

Bedroom Three

8'2x6'1 (2.49mx1.85m)

Bathroom

6'1x6'1 (1.85mx1.85m)



Tel: 01282469023

www.keenans-estateagents.co.uk