

Ground Floor

First Floor

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

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Willow Road, Burnley, BB12 7FP

Offers Over £189,950

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.

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Offers Over £189,950



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

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