



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(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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## Pollard Road, Hapton, BB12 7FH

### £200,000

A BEAUTIFUL FAMILY HOME ON A WELCOMING ESTATE!

Nestled in the charming Pollard Road, Hapton, Burnley, this delightful 3-bedroom semi-detached house is a gem waiting to be discovered. Built just over 6 years ago, this new build property exudes a fresh and modern ambiance that is sure to captivate your heart.

As you step inside, you are greeted by a welcoming open reception room, perfect for hosting family gatherings or socialising with friends. The layout of this home has been thoughtfully designed to create a warm and inviting atmosphere that is ideal for creating lasting memories.

One of the standout features of this property is the large wrap-around front garden, adding a touch of charm and providing ample outdoor space for relaxation or play. Imagine enjoying a cup of tea on a sunny morning or watching the children play in this lovely outdoor area.

But the surprises don't end there - the spacious back garden offers even more room for your loved ones to enjoy. Whether it's children playing, pets running around, or hosting guests for a summer barbecue, this home has the space to accommodate all your needs.

With its abundance of indoor and outdoor space, this property is perfect for those seeking an active family lifestyle or who love to entertain. Don't miss out on the opportunity to make this house your home and start creating unforgettable moments in this wonderful space.

# Pollard Road, Hapton, BB12 7FH

£200,000



- Exceptional Semi Detached Property
- Modern Fitted Kitchen
- Off Road Parking
- EPC Rating B
- Three Bedrooms
- Move-in Ready
- Tenure Freehold
- Three Piece Family Bathroom
- Enclosed Rear Garden
- Council Tax Band B

## Ground Floor

Laid to lawn garden.

### Entrance Hall

6'6 x 3'4 (1.98m x 1.02m)

Composite entrance door, central heating radiator, smoke detector, storage cupboard, wood effect flooring, doors to reception room, kitchen/dining area and WC.

### Reception Room

14'3 x 13'6 (4.34m x 4.11m)

Two UPVC double glazed windows, central heating radiator, TV point and stairs to first floor.

### Kitchen/Dining Area

13'6 x 8'11 (4.11m x 2.72m)

UPVC double glazed window, central heating radiator, smoke detector, range of wall and base units with laminate worktops, stainless steel sink with draining board and mixer tap, integrated oven with four burner gas hob and extractor hood, tiled splashback, space for fridge freezer, plumbing for washing machine, boiler, wood effect flooring and UPVC double glazed French doors to rear.

### WC

6'9 x 3'4 (2.06m x 1.02m)

Central heating radiator, dual flush WC, wall mounted wash basin with traditional taps, extractor fan and wood effect flooring.

## First Floor

### Landing

7'5 x 6'5 (2.26m x 1.96m)

UPVC double glazed window, central heating radiator, loft access and doors to three bedrooms and bathroom.

### Bedroom One

13'9 x 9'11 (4.19m x 3.02m)

Two UPVC double glazed windows and central heating radiator.

### Bedroom Two

13'1 x 7'5 (3.99m x 2.26m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

9'3 x 5'10 (2.82m x 1.78m)

UPVC double glazed window and central heating radiator.

### Bathroom

7' x 5'11 (2.13m x 1.80m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, extractor fan, part tiled elevations and wood effect flooring.

## External

### Rear

Enclosed laid to lawn garden, artificial lawn, paved patio, gated access to rear and off road parking.

### Front



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