



Hilton &
Horsfall

BB12 6PU

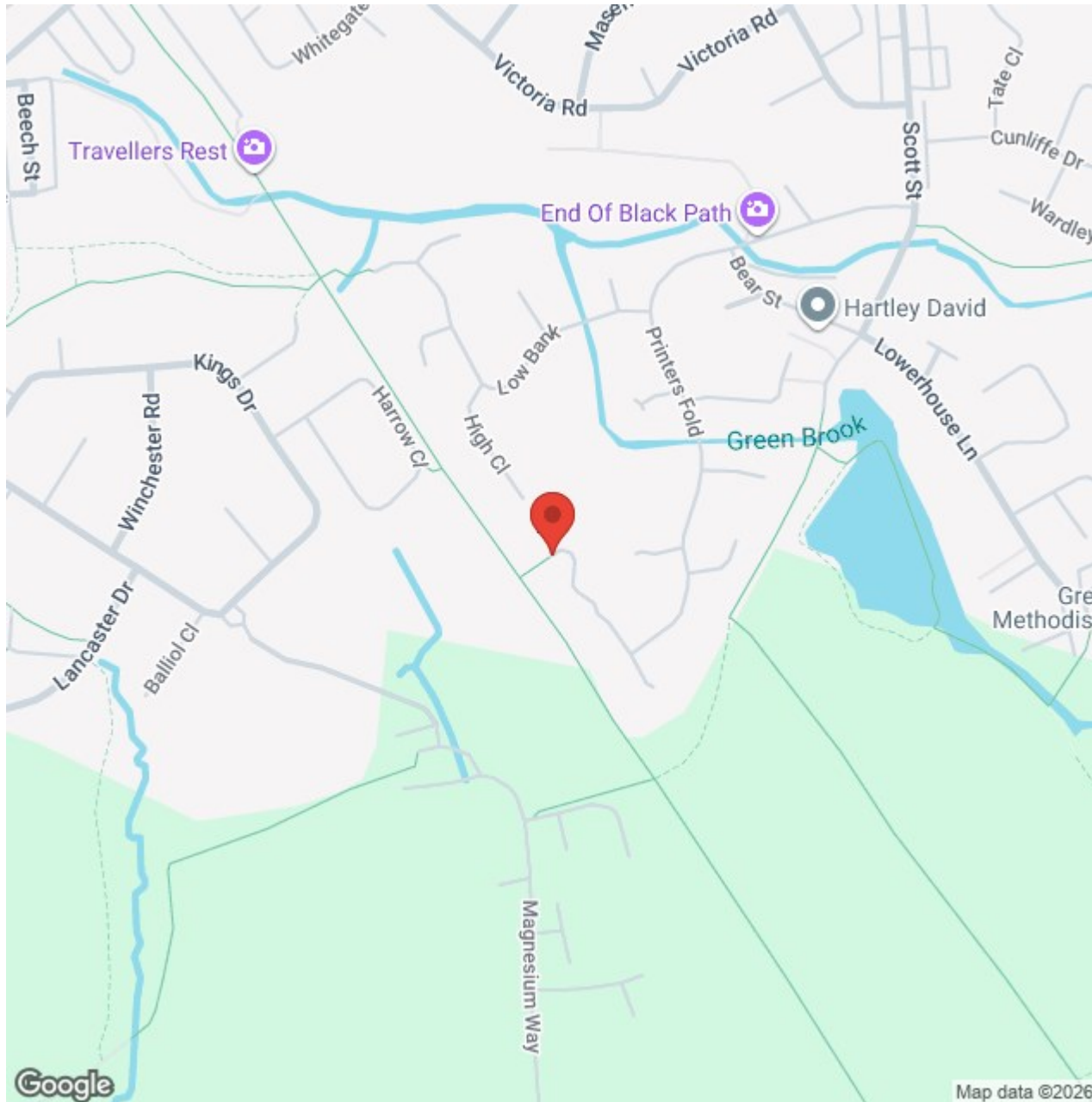
Printers Fold, Burnley

Offers In The Region Of £165,000

- Semi detached home
- Two bedrooms
- Spacious living room
- Conservatory extension
- South facing rear garden
- Driveway & detached garage

Located within a quiet cul-de-sac on the ever popular Printers Fold development is this well presented two bedroom semi-detached home offering ideal accommodation for first time buyers, small families or those looking to downsize. Conveniently situated close to well regarded schools, local amenities and transport links, the property benefits from a desirable position with driveway parking, detached garage and a south facing rear garden. The accommodation briefly comprises of a spacious living room, fitted kitchen and bright conservatory to the ground floor. To the first floor are two bedrooms and a three piece bathroom suite. Externally the property enjoys lawned gardens, ample off road parking and an enclosed rear garden perfect for outdoor sitting and entertaining.







Lancashire

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GROUND FLOOR

LIVING ROOM 15'3" x 11'8" (4.67m x 3.58m)

A spacious and well presented living room having wood effect flooring, neutral decor, feature fireplace, ample space for furnishings, staircase to the first floor and sliding patio doors leading through to the conservatory allowing plenty of natural light to flow through.

CONSERVATORY 9'3" x 8'0" (2.84m x 2.46m)

A bright and versatile conservatory offering additional living or dining space, having fitted carpet flooring, ample space for furnishings and surrounding windows overlooking the rear garden with a door leading out onto the decking area.

KITCHEN 8'4" x 11'9" (2.56m x 3.60m)

A fitted kitchen offering a range of wall and base units with contrasting work surfaces, tiled splash backs, inset sink with mixer tap, integrated oven with gas hob and extractor above, space for appliances, ample storage space and a uPVC door leading out to the side elevation.

FIRST FLOOR / LANDING

BEDROOM ONE 11'10" x 11'10" (3.61m x 3.62m)

A well proportioned double bedroom positioned to the rear elevation, having fitted carpet flooring, space for wardrobes and bedroom furnishings, neutral decor and a uPVC double glazed window overlooking the rear garden.

BEDROOM TWO 11'9" x 5'8" (3.60m x 1.75m)

A second bedroom positioned to the side elevation, currently utilised as a child's room, having fitted carpet flooring, space for bedroom furnishings and a uPVC double glazed window allowing plenty of natural light.

BATHROOM 8'5" x 5'9" (2.58m x 1.77m)

A three piece bathroom suite comprising of a panelled bath with shower attachment, low level WC, pedestal sink, chrome heated towel radiator, tiled walls, tiled flooring and a frosted uPVC double glazed window to the front elevation.

DETACHED GARAGE 16'5" x 8'2" (5.01m x 2.51m)

A detached garage having up and over door access, power, lighting and additional storage space.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/printers-fold-bly>

LOCATION

Situated within the popular and sought after Printers Fold development in Burnley, this property enjoys a quiet cul-de-sac position whilst remaining conveniently located for an abundance of amenities. Well regarded schools, local shops, supermarkets and transport links are all within close proximity. The property also offers excellent access to neighbouring towns including Padiham, Barrowford and Burnley town centre, making it ideal for first time buyers, young families or downsizers alike.

PUBLISHING

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OUTSIDE

To the front of the property is a lawned garden alongside a driveway providing off road parking leading to a detached garage. To the rear is an enclosed south facing garden having a decking seating area, artificial lawn, mature shrubs and fenced boundaries offering a good degree of privacy, ideal for outdoor sitting and entertaining.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

750 ft²

69.7 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. 01282 560024