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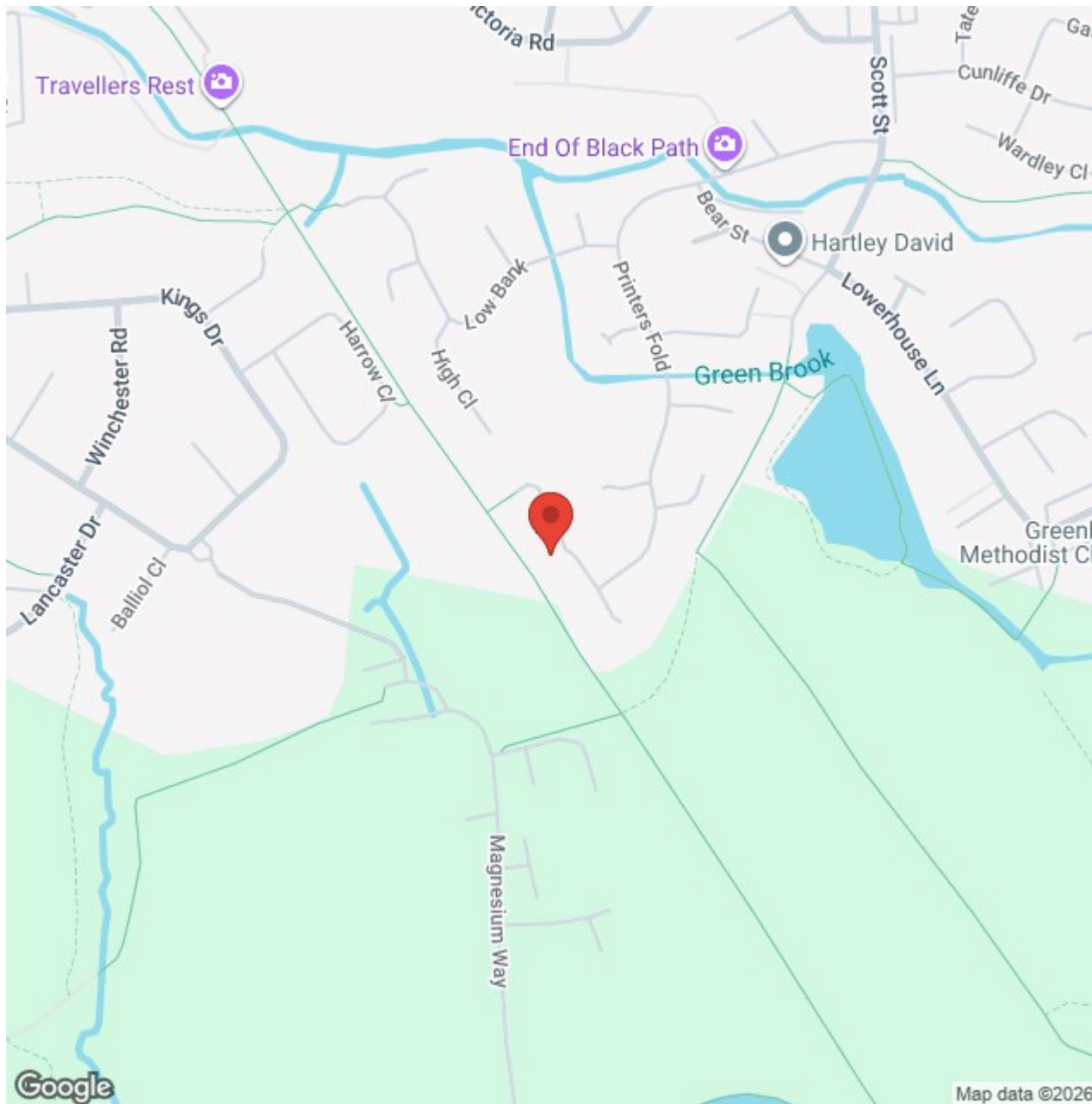
## Printers Fold, Burnley

### Offers Over £175,000

- Semi-Detached Home
- Two Bedrooms + Useful Attic Room
- Spacious Living Room & Conservatory
- Modern Fitted Kitchen & Bathroom
- South-Facing Rear Garden With Pond
- Driveway & Attached Garage

Situated within a quiet cul-de-sac on a popular residential development in Burnley, this well presented semi-detached home offers spacious accommodation throughout and would make an ideal purchase for first time buyers, small families or downsizers. Conveniently located close to well regarded schools, local amenities and transport links, the property benefits from a driveway, attached garage and an attractive south-facing rear garden. The accommodation briefly comprises an entrance hallway, spacious living room, modern fitted kitchen and a light filled conservatory overlooking the rear garden. To the first floor are two bedrooms and a modern three piece bathroom suite, whilst a staircase from bedroom two leads to a useful attic room offering flexible additional space. Externally the property enjoys a beautifully maintained south-facing rear garden with lawned areas, patio seating spaces and an attractive pond feature with pergola seating area.







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## Lancashire

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### GROUND FLOOR

#### ENTRANCE HALLWAY

A welcoming entrance hallway with wood effect flooring, neutral décor and access to the living room and kitchen. Having a radiator, ceiling coving and staircase leading to the first floor / landing.

#### LIVING ROOM 15'5" x 11'10" (4.70m x 3.61m)

A spacious living room having wood effect flooring, neutral décor and ample space for freestanding furniture. With a staircase leading to the first floor / landing, radiator, television point and open access through to the conservatory, creating an ideal space for relaxing and entertaining.

#### CONSERVATORY 9'2" x 9'10" (2.81m x 3.00m)

A light and airy conservatory enjoying pleasant views over the south-facing rear garden. Having wood effect flooring, ample space for a dining table and chairs, and double doors leading out onto the rear patio, making it an excellent additional reception space.

#### KITCHEN 8'5" x 7'8" (2.58m x 2.36m)

A modern fitted kitchen offering a range of matching wall and base units with contrasting work surfaces, tiled splashbacks and inset sink with chrome mixer tap. Having an integrated oven with electric hob and extractor above, space for appliances, wood effect flooring and a window to the front elevation.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 11'10" x 9'4" (3.61m x 2.85m)

A well proportioned double bedroom positioned to the rear of the property, having fitted wardrobes, wood effect flooring, radiator and a window overlooking the rear garden, allowing for plenty of natural light.

#### BEDROOM TWO 12'2" x 5'9" (3.71m x 1.76m)

A second bedroom with a window to the rear elevation, radiator and staircase leading up to the useful attic room, offering flexibility for a variety of uses such as a dressing room, home office or occasional room.

#### ATTIC 11'8" x 7'7" (3.57m x 2.33m)

A useful attic room accessed via a staircase from bedroom two, having a Velux roof window and under eaves storage. Offering flexible use as a hobbies room, home office or occasional room.

#### BATHROOM 8'5" x 5'11" (2.58m x 1.81m)

A modern three piece bathroom suite comprising of a panelled bath with shower over and glass shower screen, low level wc and pedestal wash basin. Fully tiled walls, heated chrome towel radiator and a frosted window to the rear elevation.

#### GARAGE 16'9" x 8'3" (5.11m x 2.52m)

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/printersfoldbly>

### LOCATION

Printers Fold is a sought after residential development situated in a quiet cul-de-sac position in Burnley.

Conveniently located close to a range of local amenities, well regarded schools, supermarkets and transport links, the property also offers easy access onto the M65 motorway network for commuters travelling towards Manchester, Preston and surrounding areas. Nearby parks and countryside walks are also within easy reach.

### PUBLISHING

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### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.



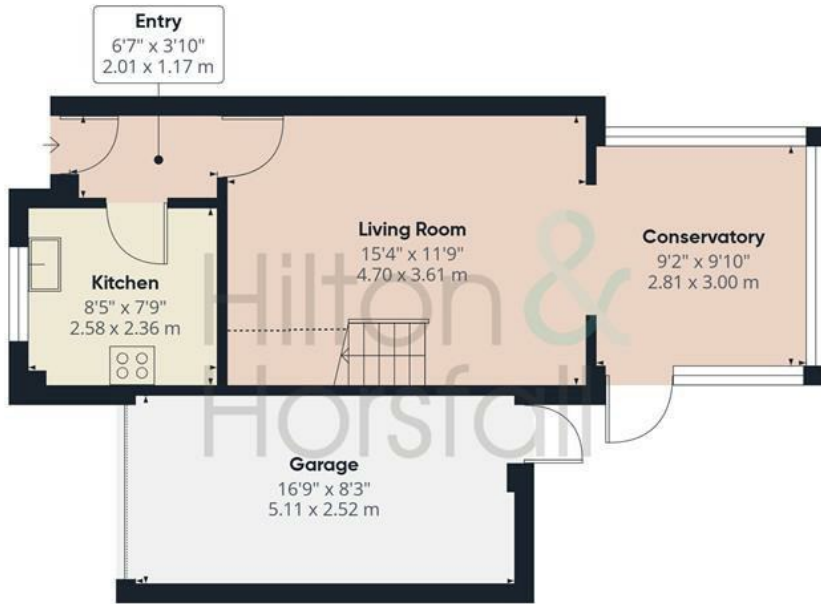
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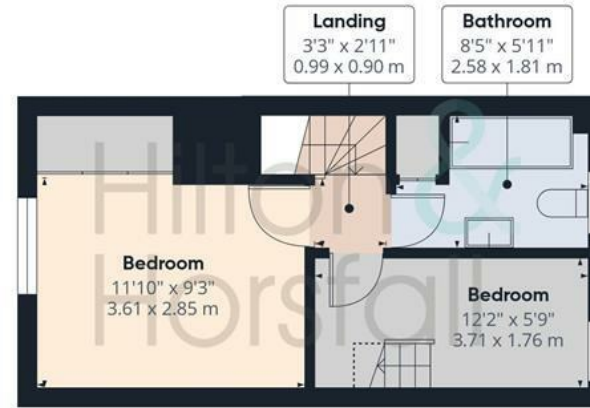
## OUTSIDE

To the front of the property is a driveway providing off road parking leading to an attached garage. To the rear is a beautifully maintained south-facing garden having a lawned area, flagged patio pathways and a stunning pond feature with decorative stone surround. The garden also benefits from a pergola seating area, offering an ideal space for relaxing and entertaining during the summer months.





Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

857 ft<sup>2</sup>

79.6 m<sup>2</sup>

Reduced headroom

43 ft<sup>2</sup>

4 m<sup>2</sup>

(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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