



20 Printers Fold, Lowerhouse Burnley
BB12 6PG



PROPERTY DESCRIPTION

!! Well presented throughout !! This well presented two bedroom detached bungalow is found on the ever popular Printers Fold in the heart of Lowerhouse. Offered for sale with no onward chain the property boasts: one generous 'L' shaped reception room, fitted kitchen, two double bedrooms and a modern three piece bathroom. To the side of the property is a driveway providing ample off road parking and leading to a detached garage, whilst to the rear is a private, beautifully maintained garden with mature planting acting as a screen. Early viewing is considered a must!

FEATURES

- Detached bungalow
- Well presented throughout
- Offered for sale with no onward chain
- Found on the ever popular Printers Fold in the heart of Lowerhouse
- One spacious 'L' shaped reception room
- Fitted kitchen
- Two double bedrooms - both boasting fitted furniture
- Modern three piece wet room
- Ample off road parking
- Detached garage
- Private, low maintenance rear garden
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

A welcoming entrance hallway with large storage cupboard and loft access.

'L' Shaped Lounge/Dining Room

19' 1" x 17' 1" (5.81m x 5.20m) Measured to the widest points. A generous reception room with a feature gas fire and surround, Upvc double glazed windows to the side and rear and sliding door leading into:

Kitchen

9' 6" x 7' 7" (2.90m x 2.30m) A fully fitted range of modern wall and base units that boast a rolled edge working surface incorporating a one and a half bowl sink and drainer. There is ample space for appliances, splash back tiling to compliment and a Upvc double glazed window to the side. Tiled effect floor covering.

Bedroom One

13' 2" x 10' 1" (4.01m x 3.07m) A spacious double bedroom with a Upvc double glazed window to the front, and a radiator

Bedroom Two

11' 1" x 8' 2" (3.39m x 2.50m) A second double bedroom with a Upvc double glazed window to the rear, and a radiator.

Bathroom

A modern three piece bathroom suite, comprising of a low level W/C, pedestal wash basin and a panelled bath with shower over. Window to the side.

Outside

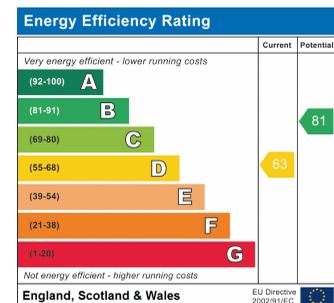
Outside

To the side of the property is a driveway providing ample off road parking and leading to a detached garage.

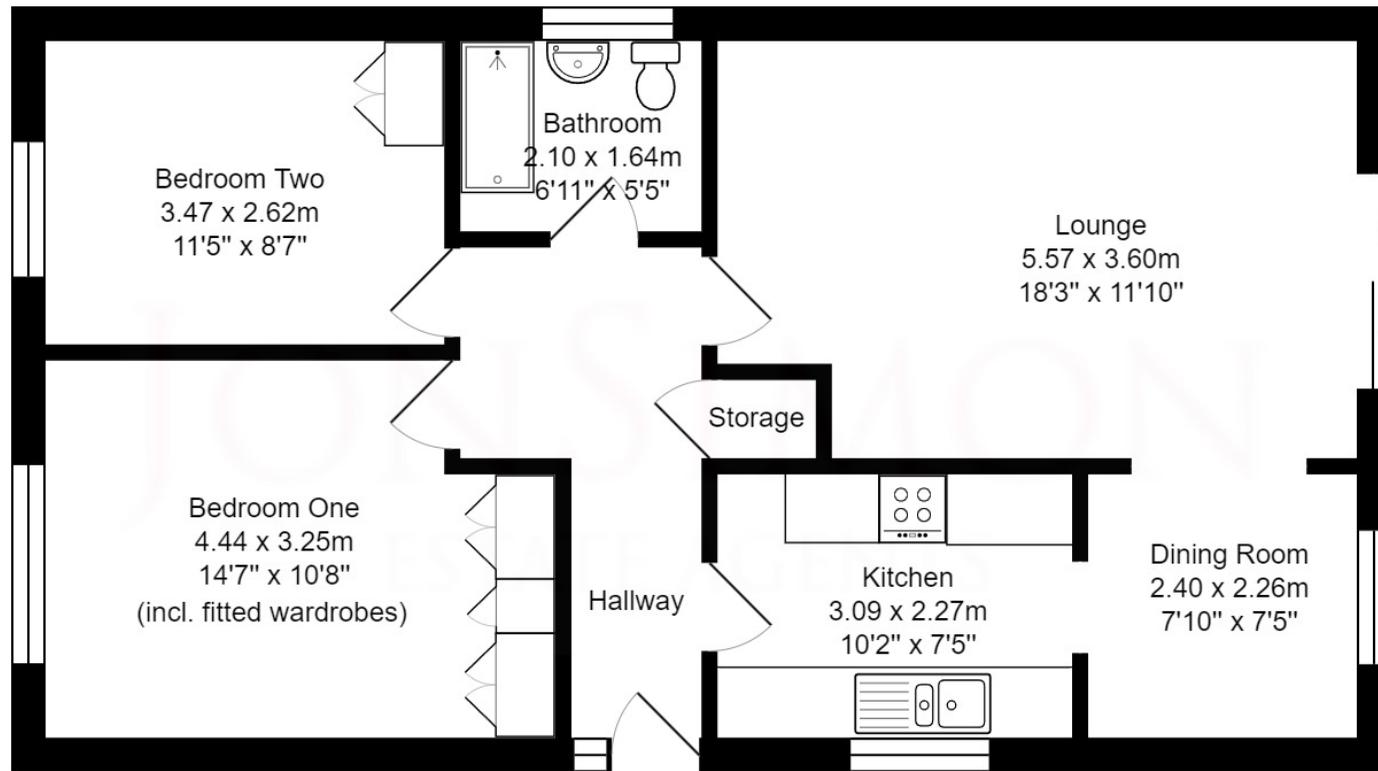
To the rear of the property is a private, enclosed garden that has an impressive laid lawn, paved patio immediately adjoining the property and a mature planted borders giving privacy.

Detached Garage

Up and over door to the front, and offering additional storage space.



FLOORPLAN



Printers Fold, Lowerhouse, Burnley.

Total Area: 68.7 m² ... 739 ft²

All measurements are approximate and for display purposes only.

JON SIMON
ESTATE AGENTS

JON SIMON
ESTATE AGENTS