

Offers Over £135,000 Leasehold



7 Accrington Road, Hapton, Burnley,  
Lancashire BB11 5QL





## PROPERTY DESCRIPTION

We are delighted to offer for sale this two bedroom end of terrace property, located in the heart of rural Hapton and offering an impressive open aspect to the rear. The accommodation is well presented throughout and comprises of: one welcoming reception room, a large dining kitchen, two first floor double bedrooms and a modern three piece shower room. The property boasts well maintained gardens to the rear and side, with the both overlooking the farmland to the rear. Ample off road parking can be found to the side and leads to an integral garage. EPC - TBC. Early viewing is considered a must!

## FEATURES

- Offered for sale with on onward chain
- Popular rural location
- Impressive open aspect to the rear
- Well presented accommodation on offer
- One welcoming reception room
- Large dining kitchen
- Two first floor double bedrooms
- Modern three piece shower room
- Well maintained gardens to the side and rear overlooking the farmland to the rear
- Ample off road parking leading to a detached garage
- EPC - TBC
- Early viewing is considered a must!



## **ROOM DESCRIPTIONS**

### **Ground Floor**

**Entrance Porch**

**Sitting Room**

4.3m x 4.4m (14' 1" x 14' 5")

**Dining Kitchen**

4.2m x 2.7m (13' 9" x 8' 10")

### **First Floor**

**Bedroom One**

4.4m x 4.2m (14' 5" x 13' 9")

**Bedroom Two**

3.1m x 2.2m (10' 2" x 7' 3")

**Modern Shower Room**

### **Outside**

**Garden**

**Detached Garage**

