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10 Simpson Street
Hapton
BB12 7LJ



For Sale

Asking Price £85,000

- NEW ROOF WITH WARRANTY
- End-Terrace
- Two Double Bedrooms
- Rear Yard & Garden Forecourt
- Close to M65 motorway

- Three Piece Bathroom
- Lounge With An Electric Fire
- Double Glazing
- Fitted Kitchen/Diner
- Close To Local Schools



BRAND NEW ROOF WITH 10-YEAR WARRANTY. THIS TAKES AWAY THE BIGGEST EXPENSE ON THESE HOUSES AND WILL LAST 30 YEARS. ALSO THOROUGHLY INSULATED

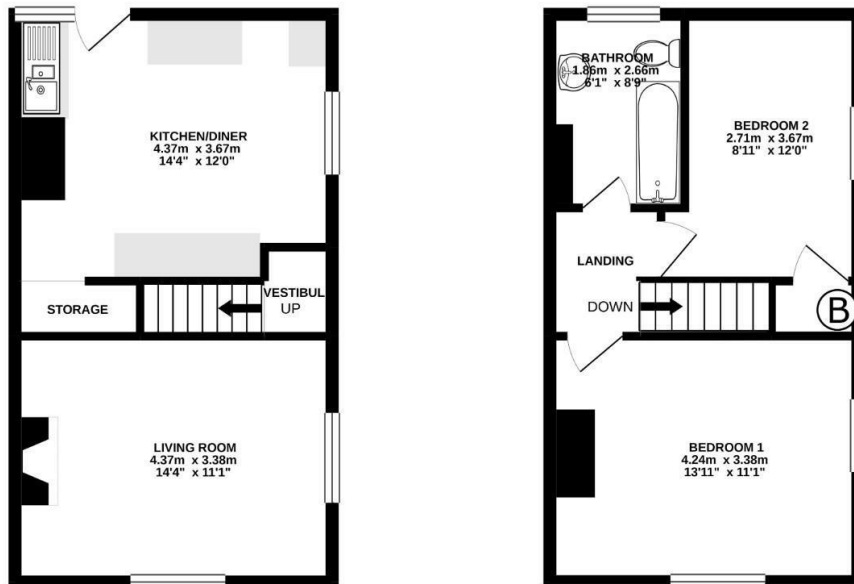
Located in the popular village of Hapton is this two-bed end-terrace perfect for first-time buyers or investors looking to start or grow their portfolios.

The property briefly comprises an entrance hallway, living room with an electric fire, kitchen/diner with matching wall, base and drawer units with contrasting working surfaces, and stainless steel sink/drainers.

on the first floor, there are two double bedrooms and a three-piece bathroom suite comprising a low-level WC, pedestal hand wash basin, and a paneled bath with an overhead shower. There are stunning views from the bedrooms and the potential to convert the loft.

The property is only a few minutes drive away from access to the M65 motorway providing ideal commuting distance throughout the North West

The property benefits from modern-day comforts such as gas central heating and a uPVC double glazing.



TOTAL FLOOR AREA: 64.9 sq.m. (699 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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