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Real

5 Yeoman Fold
Burnley
BB12 0ND



For Sale

- Extensive Living Room
- Two Reception Rooms
- Modern Kitchen
- Downstairs WC
- En-Suite

Offers In The Region Of £170,000

- Two Double Bedrooms
- Garden Room
- Large Garden
- Two Parking Spaces
- Gas Central Heating



A Semi-Detached house on a small development in the popular area of Ightenhill, within a short driving distance to Burnley Town Centre, Padiham and the M65 with transport links to Manchester, Preston and Blackburn.

On entering the property to the ground floor, you are greeted by the entrance lobby with stairs providing access to the first floor and the extensive lounge with feature electric fire providing an attractive focal point and useful under stair storage.

There is a second reception room with a vaulted ceiling adjacent to a downstairs cloakroom with a low level WC and pedestal wash hand basin.

The modern kitchen/diner, fully fitted with matching white gloss wall, base, drawer and island units with complimentary work surfaces, stainless steel sink with flexible hose tap, integrated dishwasher, fridge/freezer, oven and gas hob.

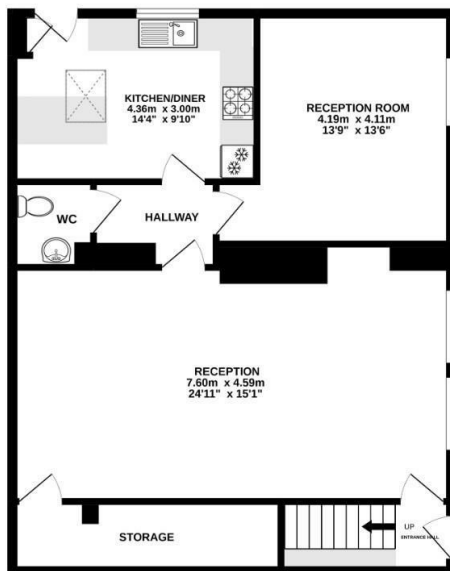
To the first floor are two excellent-sized double bedrooms, the master benefitting from a three-piece En-suite including WC, washbasin and stand-alone shower.

The bright family bathroom boasts a white three-piece suite including bath with overhead shower.

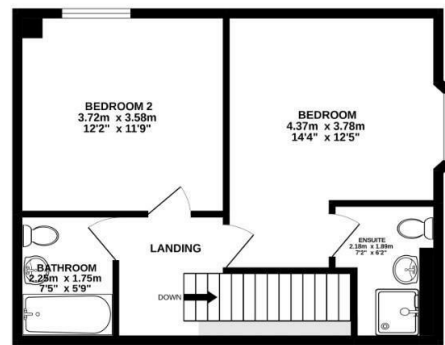
The property benefits from the modern day comforts of double glazing and gas fired central heating.

Externally there is a garden room perfect for relaxing in on those warmer summer nights, a decking area and a large lawned area that could be fenced off to provide a family friendly space. To the front of the property is space for two cars.

GROUND FLOOR
75.3 sq.m. (810 sq.ft.) approx.



1ST FLOOR
43.5 sq.m. (468 sq.ft.) approx.



TOTAL FLOOR AREA : 118.7 sq.m. (1278 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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