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Petty  
Real™

14 Kingsway  
Hapton  
Burnley  
BB11 5RB



## For Sale

- Detached Bungalow
- Four Bedrooms
- Double Driveway
- Garage
- Quiet Residential Area

## Offers Over £275,000

- Brand New Open plan Kitchen
- Large Garden
- Tax Band - C
- Near To Transport Links
- Viewing Highly Recommended



A detached, four-bed bungalow situated in a quiet cul-de-sac on the outskirts of the popular village of Hapton, with good bus links and a short walk to Hapton train station and local amenities. This home would be an ideal purchase for first-time buyers or someone looking to live on one level.

Set over one level the property briefly comprises a porch at the front of the property as you enter through a UPVC front door. From the porch is an entrance hallway leading to bedroom one situated to the left, boasting dual-aspect windows letting in an abundance of natural light.

Adjoining the first bedroom is a large brand new fully fitted kitchen/diner housing matching wall, base, and drawer units with contrasting work surfaces, a single island, double bowl stainless steel sink, integrated electric hob, electric oven, and double doors leading to the rear garden.

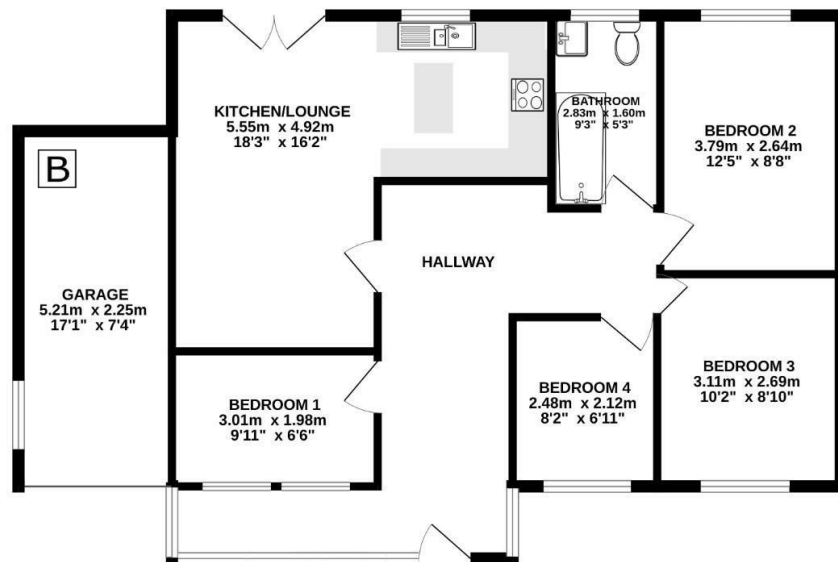
Further down the hallway, you are greeted by a brand-new tiled bathroom housing a white three-piece suite comprising a low-level WC, a pedestal wash basin, and a paneled bath with an overhead shower.

The rest of the bungalow is made up of one double bedroom, and two single bedrooms. All newly decorated with matching grey carpets.

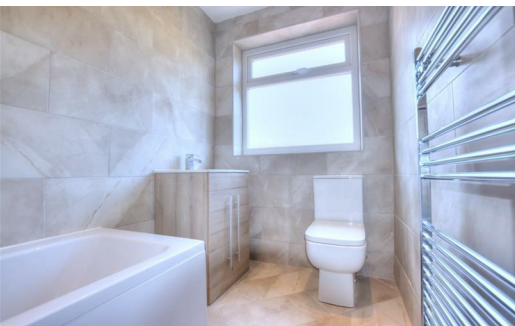
The entire property benefits from the modern-day comforts of gas central heating and UPVC double glazing.

Externally there is a double driveway to the front leading to an attached garage and mature garden. The garden extends to the side and rear of the property.

**GROUND FLOOR**  
84.6 sq.m. (910 sq.ft.) approx.



TOTAL FLOOR AREA: 84.6 sq.m. (910 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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