



22 Park Gate Close

Hapton, Burnley

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Driveway
- Large garage
- Modern kitchen with integrated appliances
- Semi Detached
- Freehold
- Council tax band B
- Gas central heating is dual-zoned
- Sought after location
- Spacious garden
- Loft is centrally boarded



Hall

5' 10" x 10' 10" (1.78m x 3.31m)

Living Room

10' 2" x 16' 5" (3.10m x 5.00m)

Kitchen

13' 9" x 11' 2" (4.20m x 3.40m)

WC**Bathroom**

3' 5" x 4' 11" (1.03m x 1.50m)

Master Bedroom**Bedroom 2****Bedroom 3****General Overview**

Upon entry, you're greeted by a hallway and staircase leading to the first floor. The spacious lounge is fitted with carpet and a uPVC double glazed window. The modern kitchen features integrated appliances, sleek cabinetry, and glass uPVC doors providing access to the garden. The ground floor WC includes a sink with twin taps and a push button toilet. Upstairs, the master bedroom boasts two uPVC windows for ample natural light, complemented by two additional rooms (one single), all with fitted carpets and ceiling light points. The family bathroom offers a push button toilet, pedestal sink, panelled bath with overhead shower with two shower heads, and tiled walls. There is additional storage in the loft (boarded) and garage also.





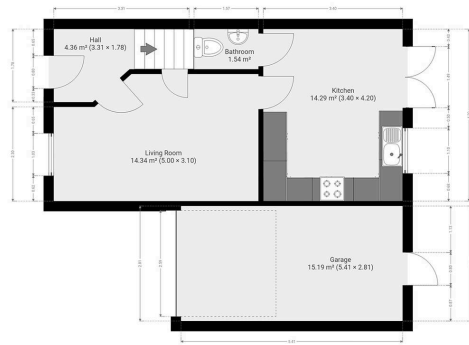
GARDEN

The spacious rear garden offers a generous lawn, security light, direct access to the home and garage with working electricity, and high fencing for added privacy making it an ideal space for families.

GARAGE

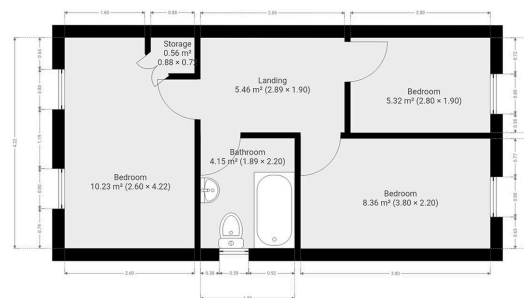
DRIVEWAY

ON STREET



Total Property Area: approx - 83.8 Sq Meters (902.02 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas including any void floor areas, openings and circulation are approximate. No liability is taken for any error. This plan is not to be used for any purpose and they do not form part of any agreement. No liability is taken for any error.



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