



## 102 Printers Fold

Burnley, Burnley

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 2 Bedroom Semi Detached
- Gas Central Heating & UPVC Double Glazing
- Driveway
- Front & Rear Gardens
- Popular Printers Fold Estate
- Conservatory
- Garage
- Freehold



### Property Description

This well-presented two-bedroom semi-detached home offers bright, well-balanced vibes throughout and is ready to move straight into. The ground floor features a modern fitted kitchen equipped with an oven, gas hob, neutral-coloured cabinetry and wood-effect work surfaces, providing a clean and practical space for everyday use. To the rear, a conservatory adds valuable additional living space along with the main reception, ideal for relaxing or entertaining. The property benefits from full uPVC double glazing and gas central heating throughout. The bathroom is fitted with a modern three-piece suite, finished with fully tiled walls and contemporary fittings. To the first floor are two good-sized bedrooms, both well proportioned and tastefully presented. Overall, the property is immaculately maintained and offers a comfortable, low-maintenance home with a modern feel throughout.





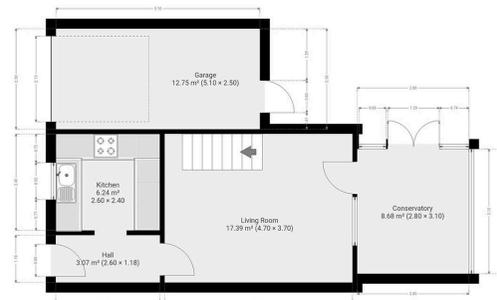
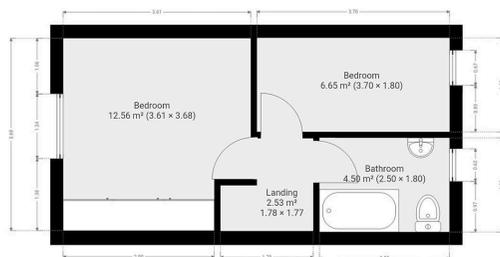
## GARDEN

The property benefits from a well-maintained and thoughtfully arranged exterior, offering both practicality and usable outdoor space. To the front, there is a private driveway providing off-road parking, alongside access to the garage, offering additional storage or secure parking. A lawned area sits to the side, adding a pleasant open aspect and softening the frontage. To the rear, the garden is fully enclosed and enjoys a good degree of privacy. It has been designed for ease of maintenance and versatility, featuring a decking area ideal for seating and outdoor dining, leading onto a generous lawned garden. The space is well balanced, offering room for relaxation, play or entertaining, with fenced boundaries providing a secure environment.

## DRIVEWAY

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2 Parking Spaces



Total Property Area: approx - 74.3 Sq Meters (799.76 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas including any total floor areas, openings and orientations are approximate. No liability is taken for any errors. This cannot be relied upon for any purposes and they do not form part of any agreement. No liability is taken for any errors.



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