



5 Wilkinson Road

Hapton, Burnley

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 3 Bedroom Detached Home
- Substantial Plot
- Gas Central Heating + uPVC Double Glazing
- Freehold
- Detached Garage + Driveway
- Council Tax Band C

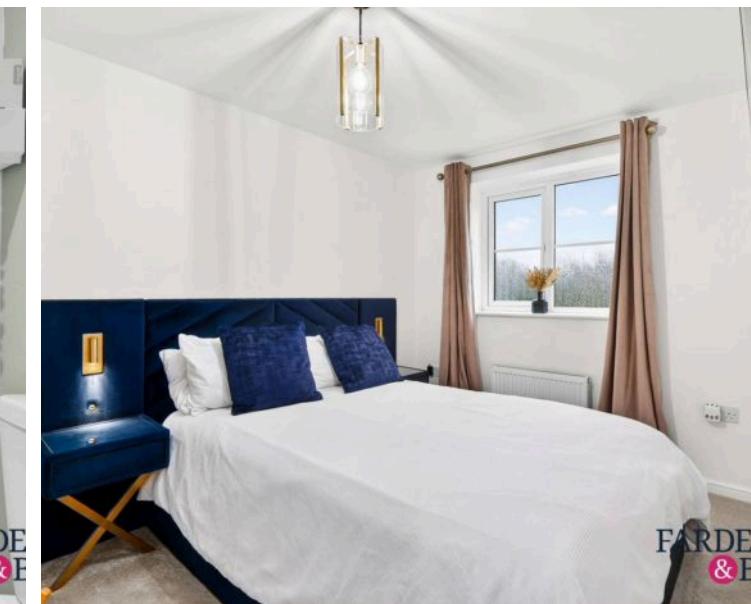


Property Description Ground Floor

Stepping into the property, you're welcomed by an entrance hallway which leads through to a handy ground floor WC, ideal for day-to-day convenience. The heart of the home is the stunning main living room, beautifully presented and filled with natural light, featuring an open balustrade staircase that adds a real sense of space and style. To the rear, the layout flows perfectly into a bright breakfast kitchen, fitted with neutral cabinetry and complemented by wood-effect work surfaces for a warm, modern finish. There is excellent practicality here too, with space for a fridge freezer, along with room to dine and entertain. Patio doors open directly out to the stunning rear garden, creating a seamless indoor-outdoor feel that's perfect for summer evenings, family time, or hosting guests.

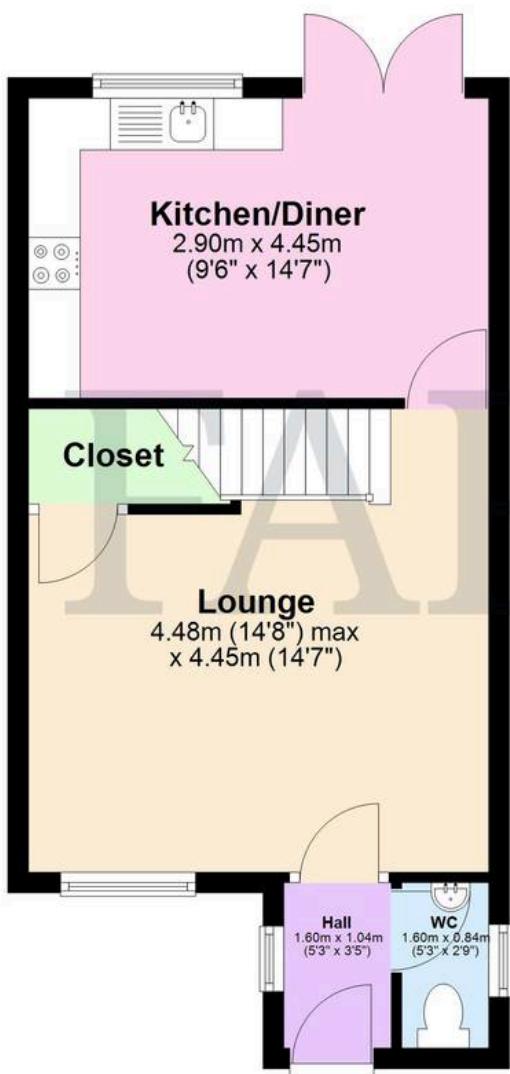
Property Description First Floor

Upstairs, the first floor offers a spacious landing leading to a family bathroom, fitted with a three-piece suite and finished with partial tiling. There are two double bedrooms, both well-proportioned and tastefully decorated, along with a third bedroom currently utilised as a dressing room, offering flexible use depending on the needs of the next owner.

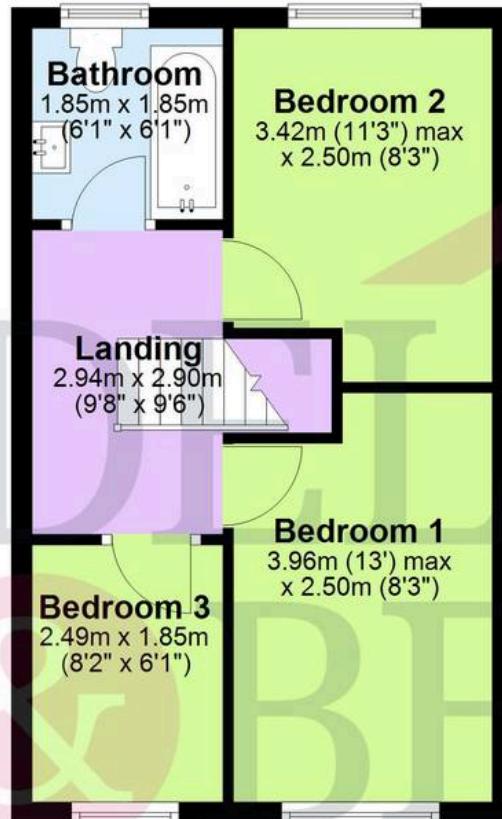




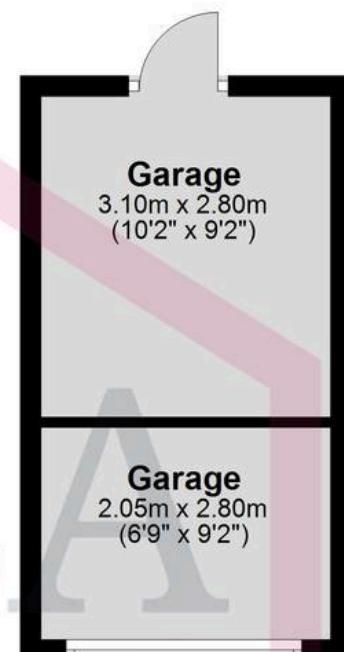
Ground Floor



First Floor



Outbuilding



Total area: approx. 84.6 sq. metres (911.1 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced using PlanUp.



GARDEN

Outside, the property enjoys excellent kerb appeal with a stepped pathway rising through a neat front garden to the main entrance, while a generous driveway provides off-road parking and leads to a detached garage. To the rear, you'll find a substantial garden plot that's been meticulously maintained and thoughtfully landscaped, offering a superb blend of lawn and patio seating areas perfect for relaxing, entertaining, or simply making the most of the space on offer. The garden also benefits from access into the rear of the garage, adding extra practicality for storage and day-to-day use. The garage itself has been cleverly adapted with a stud wall division, creating a dedicated storage section alongside the main garage space, giving you the best of both worlds for bikes, tools, outdoor furniture and more. With secure fencing and space stretching out on either side, this is an outdoor setup that feels both private and impressively sized.

DRIVEWAY

2 Parking Spaces





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