



*2 Willow Road  
Hapton  
Offers in the Region of: £219,950*



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Head Address: 154 Whalley Road, Read, Burnley, Lancashire, BB12 7PN





## 2 Willow Road, Hapton

*An immaculately presented, four-bedroom detached property, located on the highly sought-after Gleeson Homes, Canal Walk development in Hapton. Occupying a prime plot with a spacious rear garden, along with generously proportioned flexible living space to create a stunning family home. Briefly comprising, welcoming entrance hall, lounge, kitchen/dining room, utility room, and downstairs WC on the ground floor, along with a master bedroom with en suite shower room, three further bedrooms, and family bathroom on the first floor. Externally the property boasts, a single attached garage and private drive, allowing off road parking for two vehicles, along with a spacious rear garden.*



### ENTRANCE HALL

The entrance door opens into the welcoming entrance hall with UPVC double glazed window overlooking the side of the property, briefly comprising, first floor staircase, radiator, carpeted flooring, and ceiling light point.

### LOUNGE

A spacious light filled lounge with two UPVC double glazed windows overlooking the front and side of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

### KITCHEN/DINING ROOM

The kitchen/dining room with UPVC double glazed window and UPVC French doors overlooking the spacious rear garden, briefly comprising, a range of white base and wall mounted units with complementary laminate work surfaces, ceramic tile splashbacks, stainless steel sink with chrome mixer tap, integrated appliances, comprising, Zanussi electric oven and grill, stainless steel four ring gas hob, overhead extractor, space for a freestanding fridge freezer, radiator, vinyl flooring, and two ceiling light points.

### UTILITY ROOM

Accessed from the kitchen/dining room with UPVC part glazed door, allowing access out the side of the property, briefly comprising, a white base unit with complementary laminate work surface, ceramic tile splashback, stainless steel sink with chrome mixer tap, space and plumbing for a washing machine, Logic combination boiler, radiator, vinyl flooring, flooring, and ceiling light point.

### DOWNSTAIRS WC

Accessed from the entrance hall, the downstairs WC with small UPVC double glazed frosted window, briefly comprises, ceramic wash hand basin with chrome taps, low level WC, radiator, vinyl flooring, and ceiling light point.

### FIRST FLOOR LANDING

The first-floor landing, briefly comprises, built in storage cupboard, radiator, carpeted flooring, and ceiling light point, the first-floor landing provides access to the storage loft.

### MASTER BEDROOM WITH EN SUITE SHOWER ROOM

A spacious master bedroom with UPVC double glazed window overlooking the front of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point. The en suite shower with UPVC frosted window, briefly comprises, step in shower enclosure with chrome thermostatic shower, pedestal sink with chrome mixer tap, low level WC, radiator, vinyl flooring, and ceiling light point.

### BEDROOM TWO

A spacious double bedroom with UPVC double glazed window overlooking the rear garden, briefly comprising, radiator, carpeted flooring, and ceiling light point.

### BEDROOM THREE

Bedroom three with UPVC double glazed window overlooking the front of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

### BEDROOM FOUR

Bedroom four with UPVC double glazed window overlooking the rear garden, briefly comprising, radiator, carpeted flooring, and ceiling light point.

### FAMILY BATHROOM

A modern family bathroom with UPVC frosted window, briefly comprising, panelled bath with chrome taps, pedestal sink with chrome taps, low level WC, ceramic wall tiles, radiator, vinyl flooring, and ceiling light point.

### EXTERNAL

Externally the property boasts, a single attached garage and private drive, allowing off road parking for two vehicles, along with a spacious rear garden.

### ADDITIONAL INFORMATION

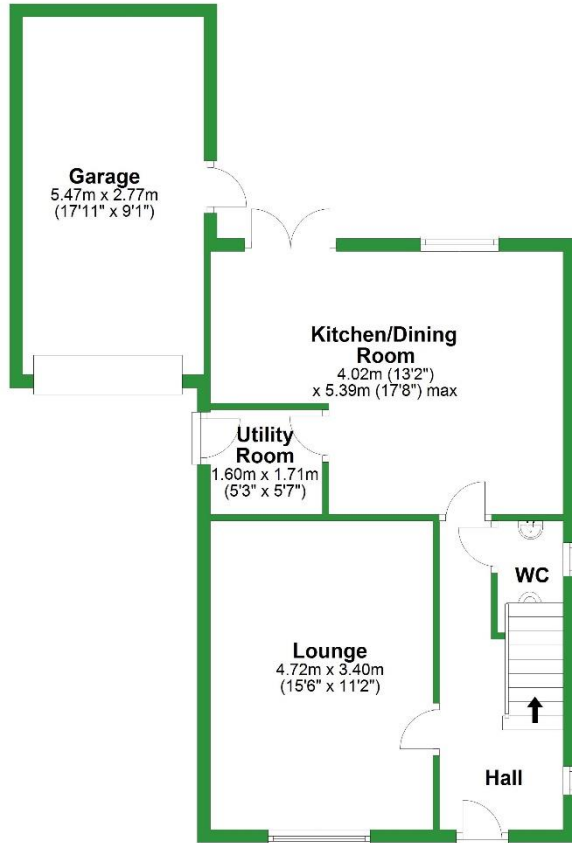
Tenure = Freehold

Council Tax = Band C



## Ground Floor

Approx. 63.0 sq. metres (678.0 sq. feet)

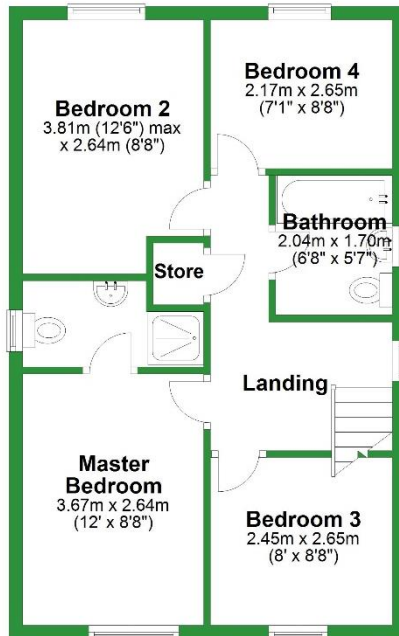


Total area: approx. 110.7 sq. metres (1191.9 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

## First Floor

Approx. 47.8 sq. metres (514.0 sq. feet)



## VIEWINGS

All viewings must be made through Pendle Hill Properties. Call 01282 772048 to arrange an appointment, alternatively call into our office.

## OFFERS

If you would like to make an offer on this or any of our properties, please contact the office on 01282 772048.

Proof of funds will be required before any offer can be accepted.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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