

# Property Details

18 Haugh Avenue, Simonstone,  
Burnley, Lancashire, BB12 7HZ

**£299,950**





# Property Photos

18 Haugh Avenue, Simonstone, Burnley, Lancashire, BB12 7HZ



Creation Date  
14/03/2025



# Property Photos

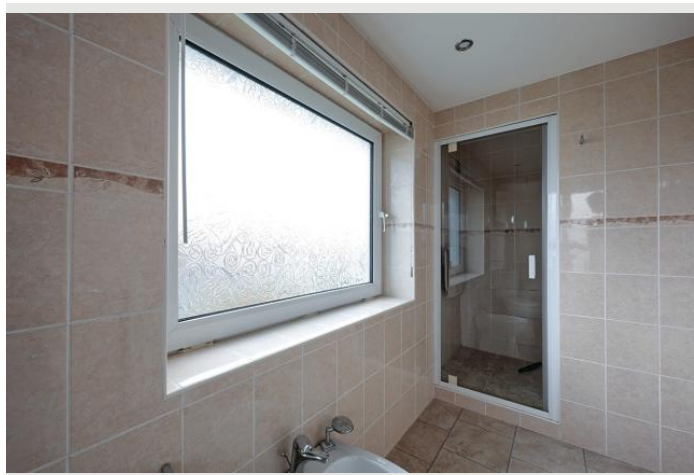
18 Haugh Avenue, Simonstone, Burnley, Lancashire, BB12 7HZ



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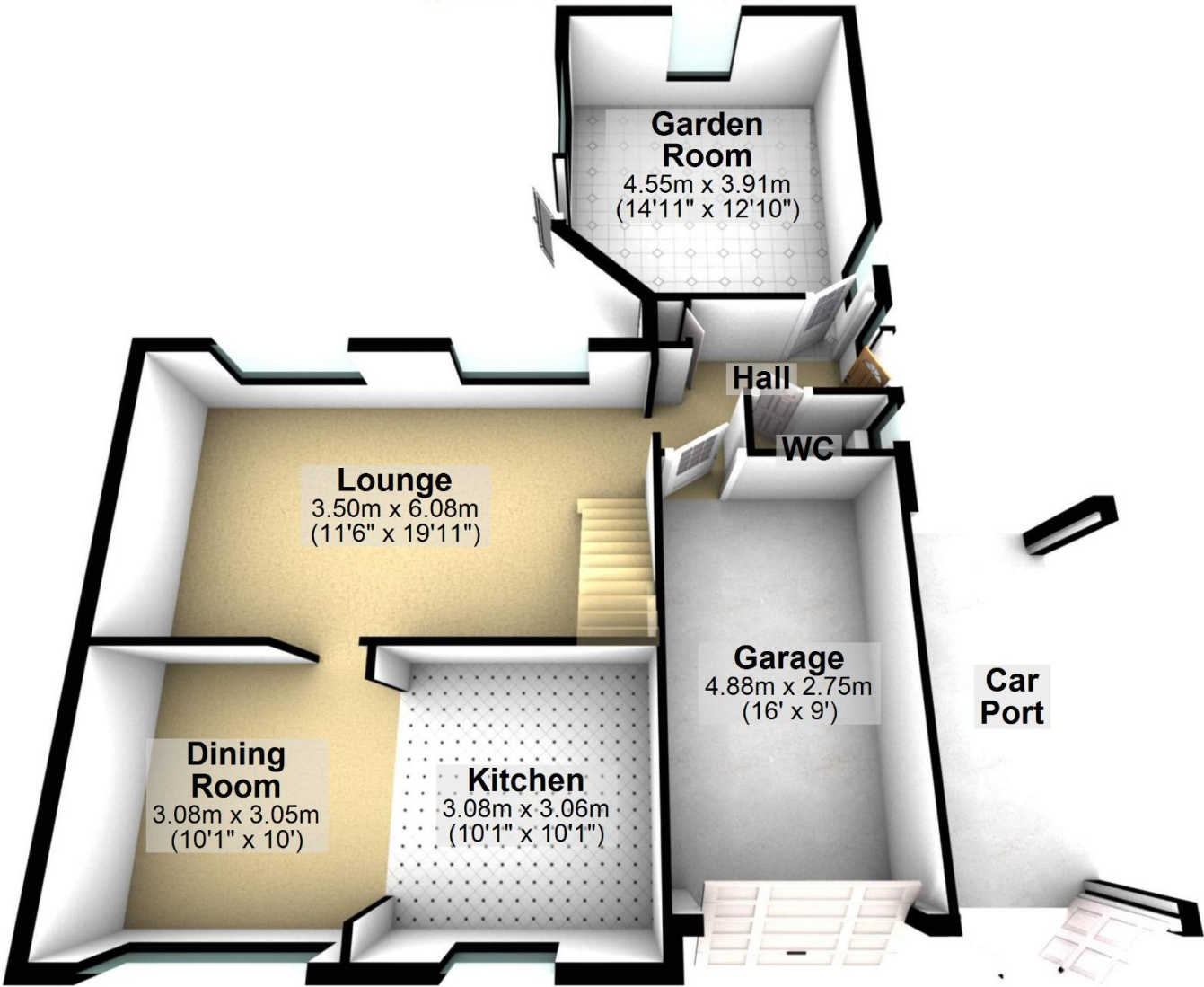
**14/03/2025**

# Property Floor Plans

18 Haugh Avenue, Simonstone, Burnley, Lancashire, BB12 7HZ

## Ground Floor

Approx. 88.4 sq. metres (951.6 sq. feet)



Total area: approx. 151.2 sq. metres (1627.9 sq. feet)

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

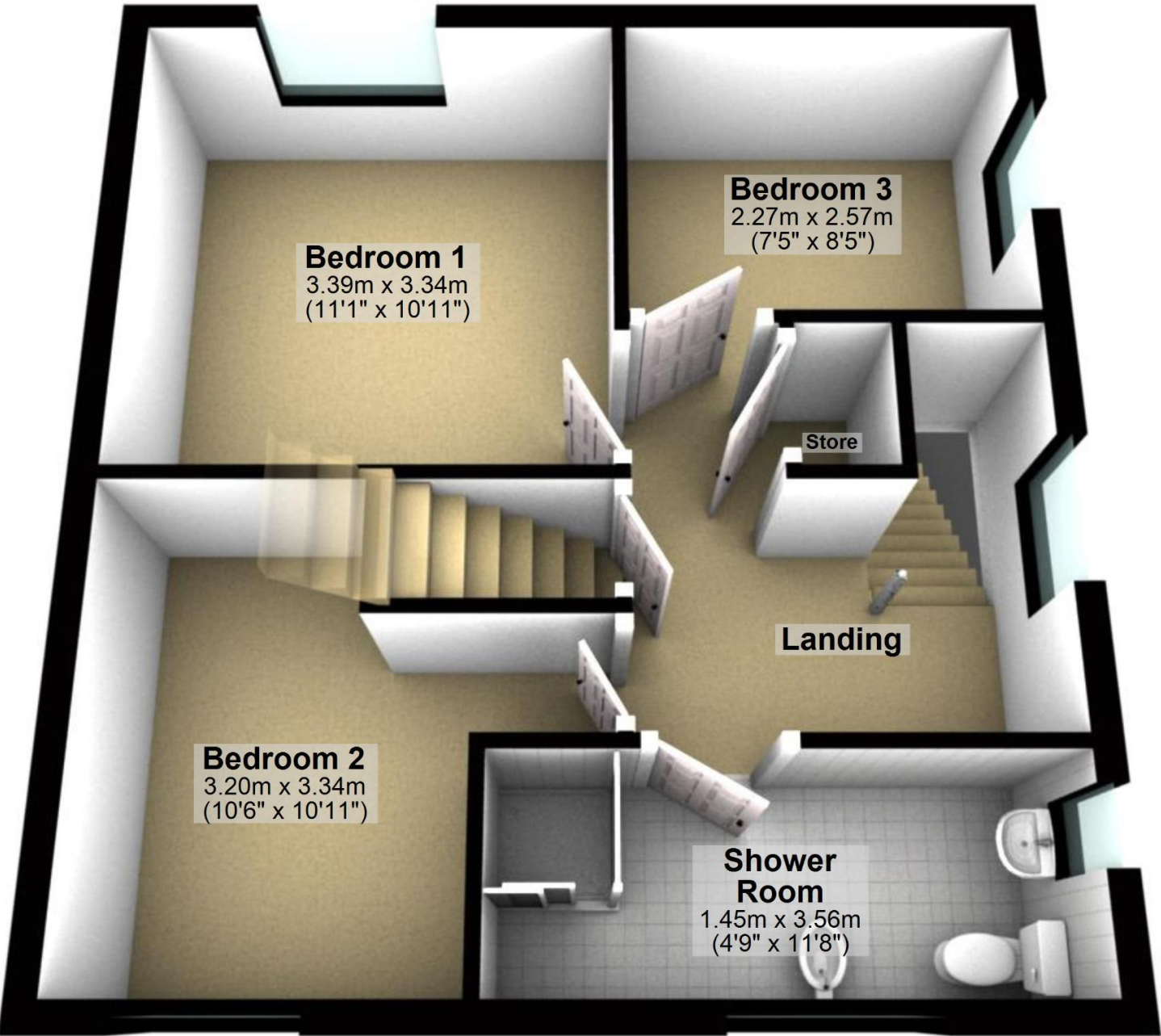
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# Property Floor Plans

18 Haugh Avenue, Simonstone, Burnley, Lancashire, BB12 7HZ

## First Floor

Approx. 41.5 sq. metres (446.4 sq. feet)





# Property Floor Plans

18 Haugh Avenue, Simonstone, Burnley, Lancashire, BB12 7HZ

## Second Floor

Approx. 21.3 sq. metres (229.8 sq. feet)

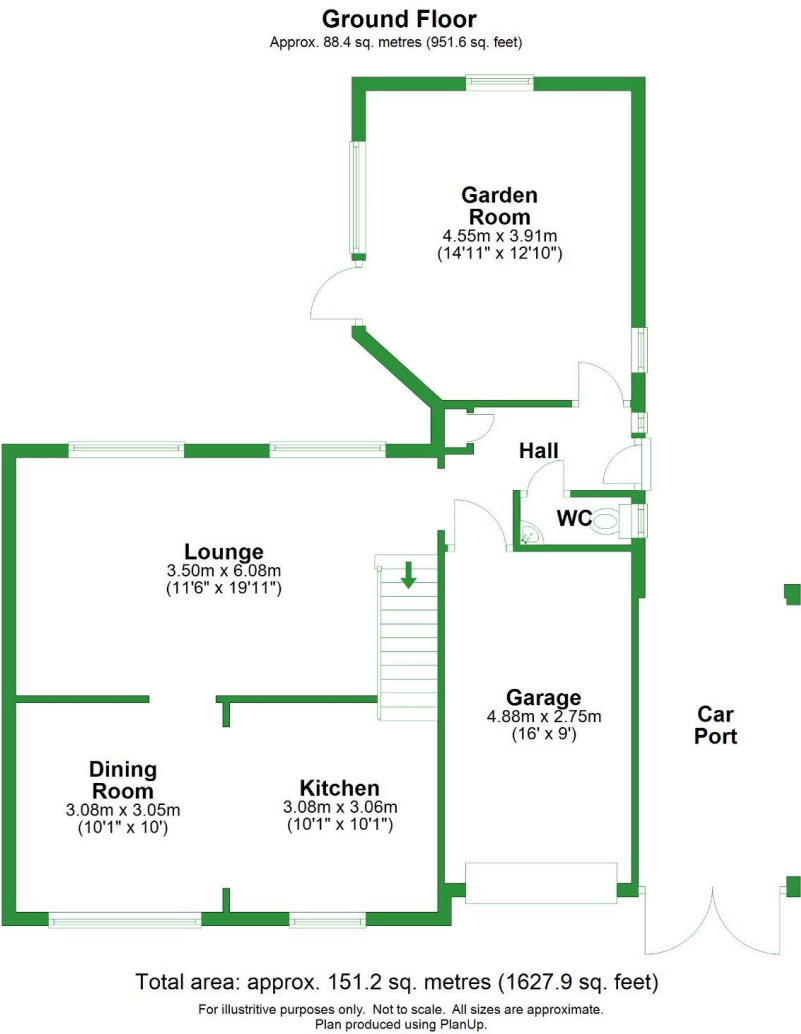


**Loft**  
3.44m x 6.13m  
(11'3" x 20'1")



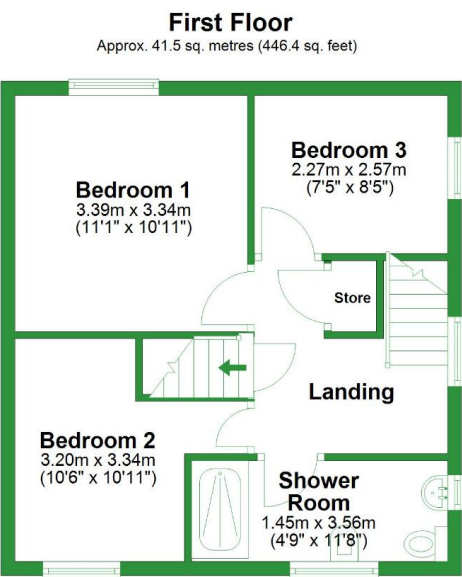
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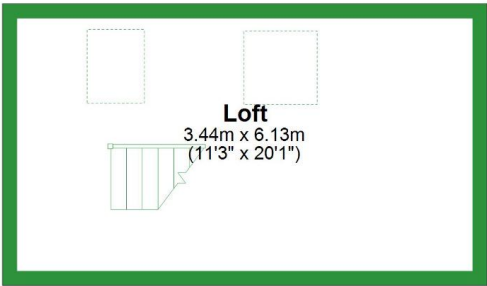


# Property Floor Plans

18 Haugh Avenue, Simonstone, Burnley, Lancashire, BB12 7HZ

## Second Floor

Approx. 21.3 sq. metres (229.8 sq. feet)



# Property EPC

18 Haugh Avenue, Simonstone, Burnley, Lancashire, BB12 7HZ

07/11/2024, 11:43

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

18 Haugh Avenue  
Simonstone  
BURNLEY  
BB12 7HZ

Energy rating  
**F**

Valid until:  
7 June 2032  
Certificate number:  
3700-5018-0622-5100-3723

Property type  
Semi-detached house

Total floor area  
117 square metres

Rules on letting this property

!

You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score

Energy rating

Current

Potential

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

60 C

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/3700-5018-0622-5100-3723?print=true>

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# Property Info

18 Haugh Avenue, Simonstone, Burnley, Lancashire, BB12 7HZ

Property Type
House
Property Style
Semi-Detached
Bedrooms
3
Bathroom
1
Receptions
2
Tenure Type
Leasehold
Floor Area
1627.9
Agency Type
Sole
Parking
Drive
Type
Sales
Electricity
Mains Supply

# Property Info

18 Haugh Avenue, Simonstone, Burnley, Lancashire, BB12 7HZ

Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
-
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
28
Current Service Charge
-
Rent Review Period (Year)
-



# Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
2946-05-01
Price Qualifier
-
Price
£299,950
Land Size
-
Age of Property
-
Year Built
-
New Home
No

# Property Features

18 Haugh Avenue, Simonstone, Burnley, Lancashire, BB12 7HZ

## Feature 1

Ample Parking

## Feature 2

Chain Free

## Feature 3

Large Wrap-around Garden

## Feature 4

Catchment Area For Schools

## Feature 5

Great For Transport Links

## Feature 6

Two Reception Rooms

## Feature 7

Three Bedrooms

## Feature 8

Village Location With Community Feel

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# Property Description

18 Haugh Avenue, Simonstone, Burnley, Lancashire, BB12 7HZ

## **A three-bedroom property on a substantial plot in Simonstone.**

18 Haugh Avenue, Simonstone a semi-detached three-bedroom property

### Key Features:

- Ample Parking
- Drive and garage
- Two reception rooms
- Large wrap-around garden
- Catchment area for schools
- Very quiet location
- Church, supermarket, petrol station, and pharmacy nearby
- Village location with strong community feel
- Great for transport links
- Lovely views

A well-presented semi-detached property in the sought-after village of Simonstone, this three-bedroom home offers a spacious and comfortable living environment. With two reception rooms, a large garden, and plenty of off-road parking, this property is perfect for those looking for a blend of privacy and community.

### From the Agents Perspective:

18 Haugh Avenue is a fantastic opportunity for families or couples. The property is in a popular location and offers a great layout with plenty of space. With well-proportioned rooms and the potential to add your own personal touch, this home is ideal for anyone seeking a peaceful lifestyle in a friendly village. The drive and garage provide excellent parking options, while the garden offers a great space for relaxation and outdoor activities.

### From the Clients Perspective:

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Having lived here for over 30 years, weve enjoyed everything Simonstone has to offer. The local scenery is simply beautiful, and the neighbours are friendly, making it a great place to live. Weve always appreciated the privacy and peace, but were now looking to downsize to a bungalow. Well certainly miss the lovely views and the quiet, welcoming atmosphere of the village. Its been the perfect place to raise a family, and well always hold it close to our hearts.

## Additional Information

Tenure- Leasehold, 28 ground rent, 922 years remaining.

Council tax band - D

Heating- Gas central heating

Electric- Mains

Drainage - Mains

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