

# Property Details

10 Valley Terrace, Simonstone,  
Burnley, Lancashire, BB12 7NT

OIRO **£229,950**





# Property Photos

10 Valley Terrace, Simonstone, Burnley, Lancashire, BB12 7NT

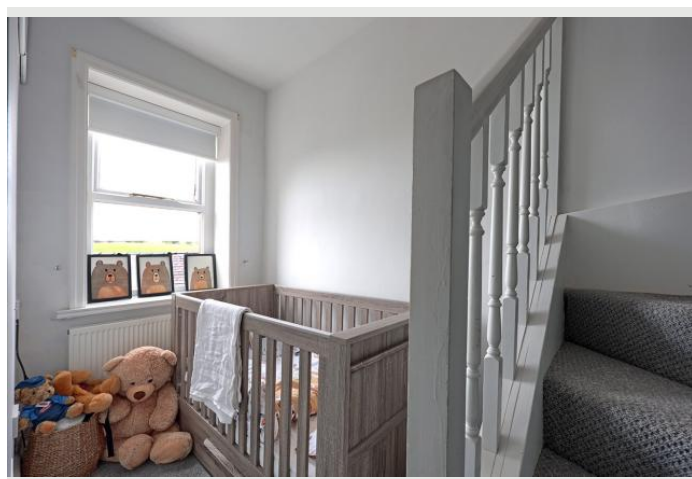


Creation Date  
18/03/2025



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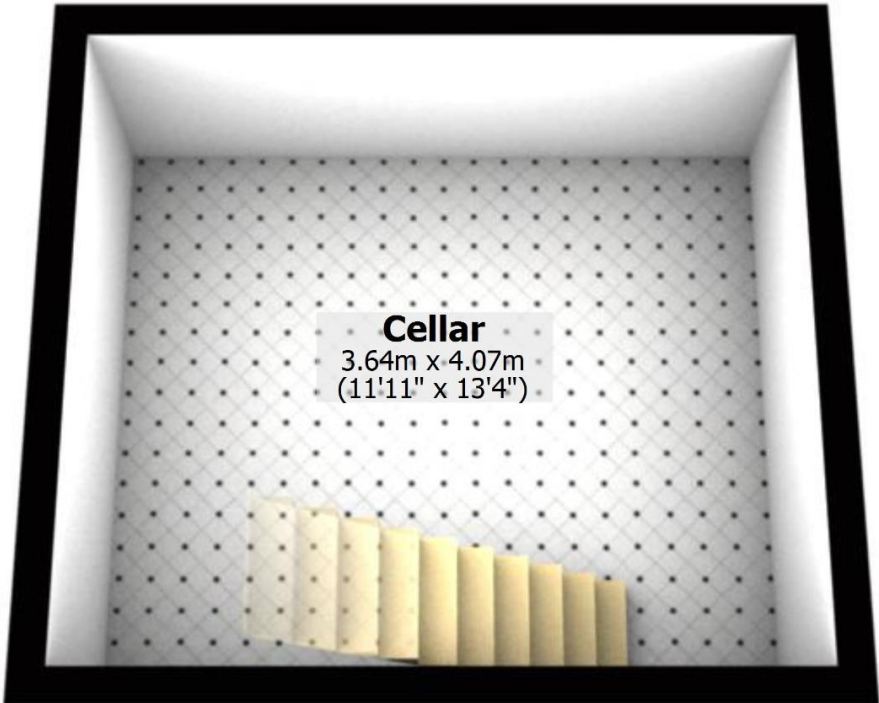
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# Property Floor Plans

10 Valley Terrace, Simonstone, Burnley, Lancashire, BB12 7NT

## Basement

Approx. 14.8 sq. metres (159.5 sq. feet)



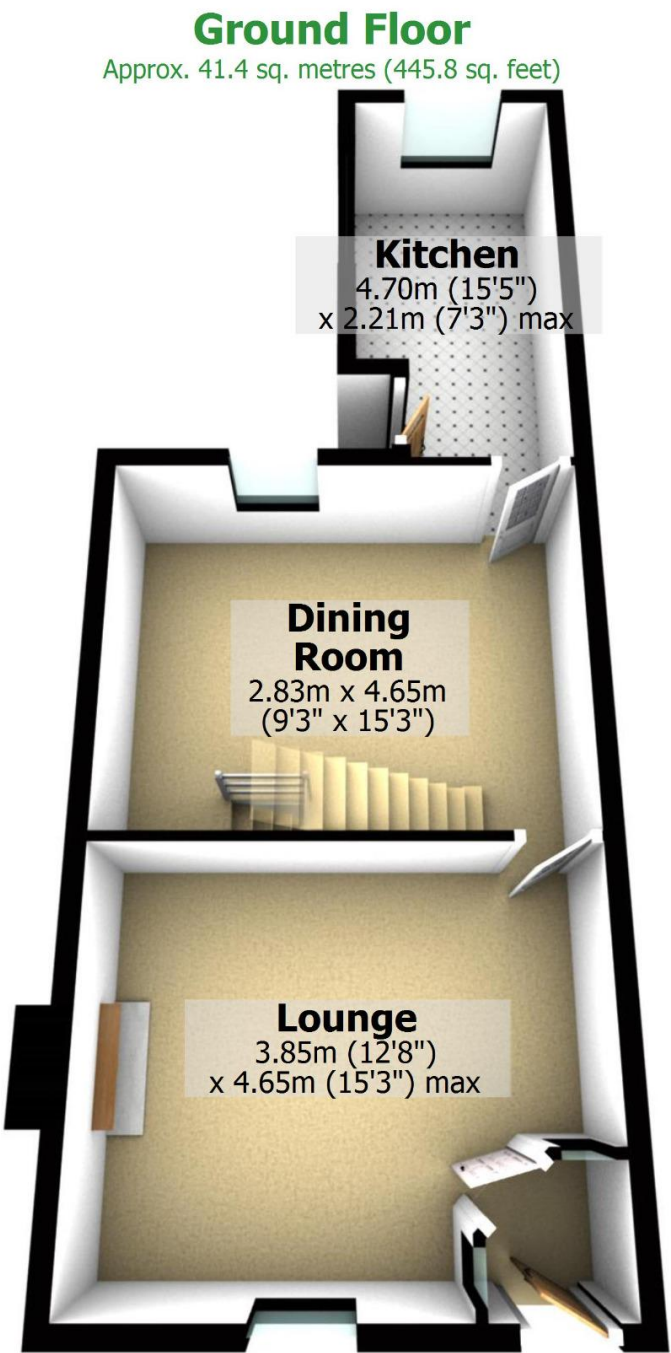
Total area: approx. 108.7 sq. metres (1170.4 sq. feet)

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

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# Property Floor Plans

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## Second Floor

Approx. 16.6 sq. metres (178.7 sq. feet)



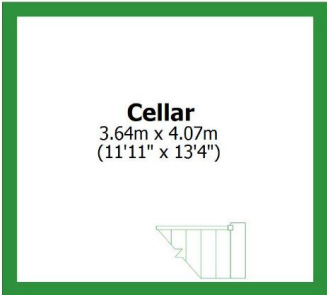


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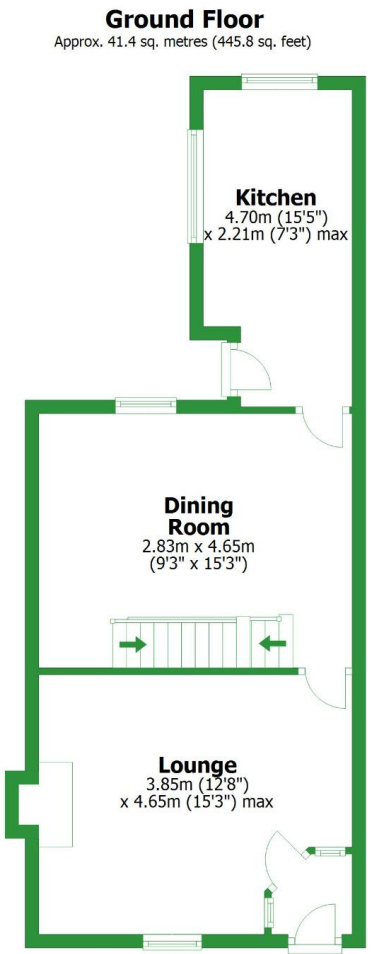


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# Property Floor Plans

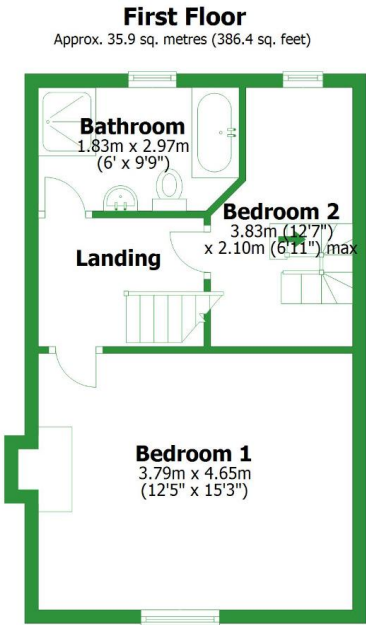
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# Property Info

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Property Type
House
Property Style
Cottage
Bedrooms
2
Bathroom
1
Receptions
2
Tenure Type
Leasehold
Floor Area
1170.4
Agency Type
Sole
Parking
Garage
Type
Sales
Electricity
Mains Supply

# Property Info

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



# Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
2873-11-12
Price Qualifier
OIRO
Price
£229,950
Land Size
-
Age of Property
-
Year Built
-
New Home
No

# Property Features

10 Valley Terrace, Simonstone, Burnley, Lancashire, BB12 7NT

## Feature 1

**\*\*chain Free\*\***

## Feature 2

Two Reception Rooms

## Feature 3

Parking Space And Outbuilding

## Feature 4

Kitchen With Aga

## Feature 5

Lovely Views To Front And Rear

## Feature 6

Quiet Village Location

## Feature 7

Close To Local Amenities

## Feature 8

Close To Transport Links

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# Property Description

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## Charming Two-Bedroom Home in Simonstone with Lovely Views

Charming Two-Bedroom Home in Simonstone with Lovely Views

### Key Features

- Chain free
- Two reception rooms
- Kitchen with Aga
- Rear garden with outbuilding
- Cellar for extra storage
- Lovely views to the front and rear
- Quiet village location
- Close to local amenities, pharmacy, village shop.
- Great transport links
- Local primary schools nearby

This delightful property in Simonstone, offers a cosy living space that includes a comfortable lounge, a separate dining room and a charming kitchen featuring an Aga. The home boasts two bedrooms, a family bathroom and a rear garden with a shed for additional storage. A cellar adds even more potential for storage. The second bedroom also provides access to a loft room, offering extra space that could be utilised as a home office, or additional storage. The property also benefits from off-road parking, making it a practical choice for those seeking a peaceful location.

### Agents Perspective

This well-kept home in Simonstone is perfect for first-time buyers or anyone looking to downsize. The property is full of character, offering a spacious lounge, dining room, and kitchen, as well as two bedrooms and a loft room. The rear garden and shed provide ample storage space, while the cellar offers extra potential. The parking area adds convenience. Located in a charming village with excellent transport links, this is an ideal spot for anyone looking for a home in a friendly, peaceful community.

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# Property Description

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## Clients Perspective

Ive really enjoyed living here and have loved the lovely views from both the front and rear of the property. The view at the rear is especially stunning, with the field behind the house coming alive in spring with lambs. Its such a cosy home, and the neighbours are wonderful.

## Additional Information

Tenure- Leasehold, peppercorn lease, 849 years remaining.

Council tax band - C

Heating- Gas central heating

Electric- Mains

Drainage - Mains

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