

Property Details

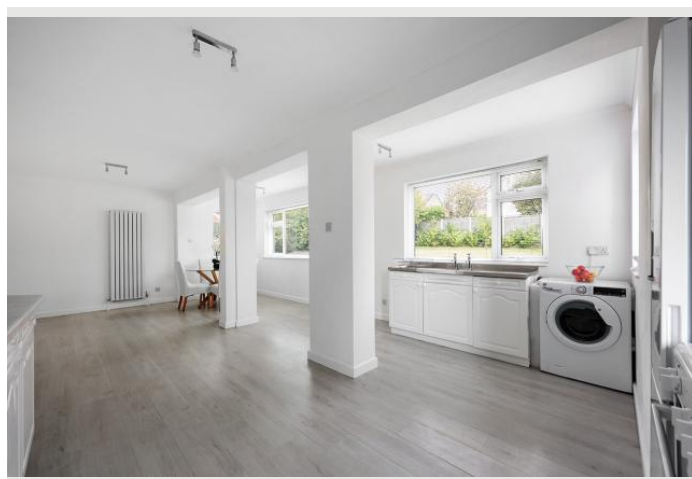
44 Harewood Avenue, Simonstone,
Burnley, Lancashire, BB12 7JB

OIRO **£415,000**



Property Photos

44 Harewood Avenue, Simonstone, Burnley, Lancashire, BB12 7JB

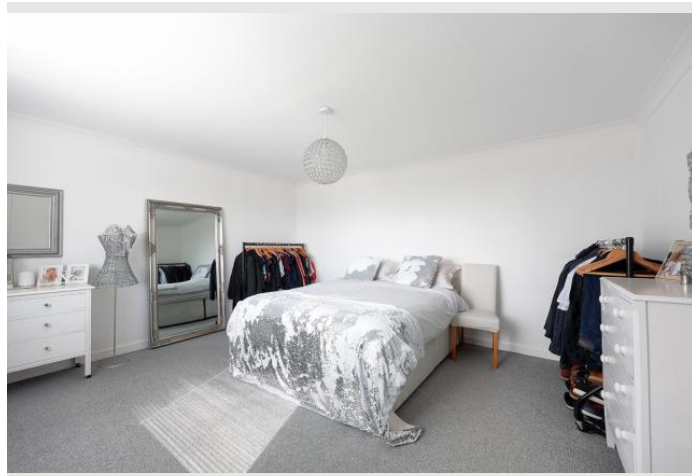
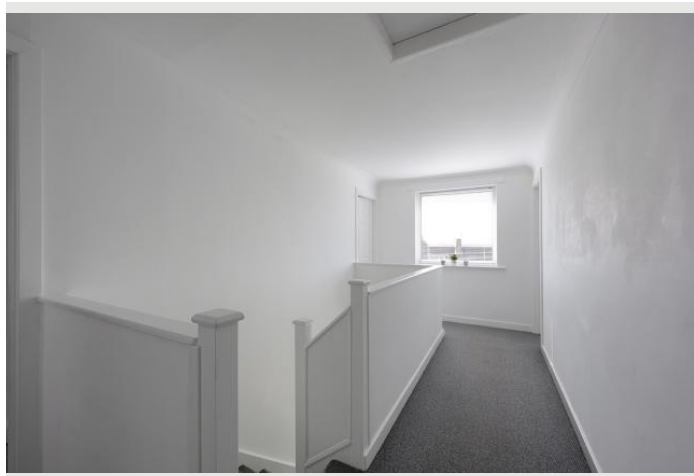


Creation Date

02/10/2025

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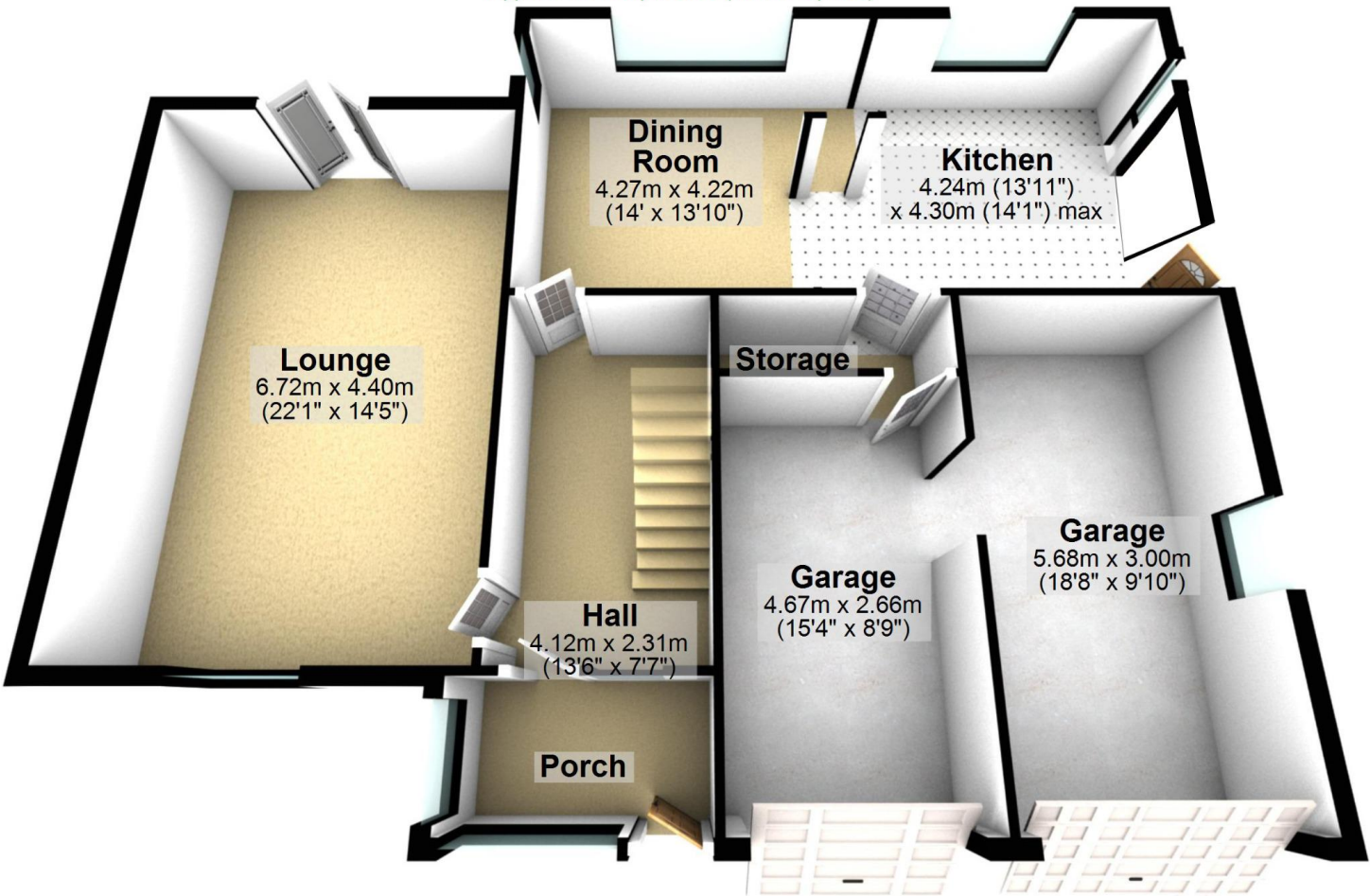
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Property Floor Plans

44 Harewood Avenue, Simonstone, Burnley, Lancashire, BB12 7JB

Ground Floor

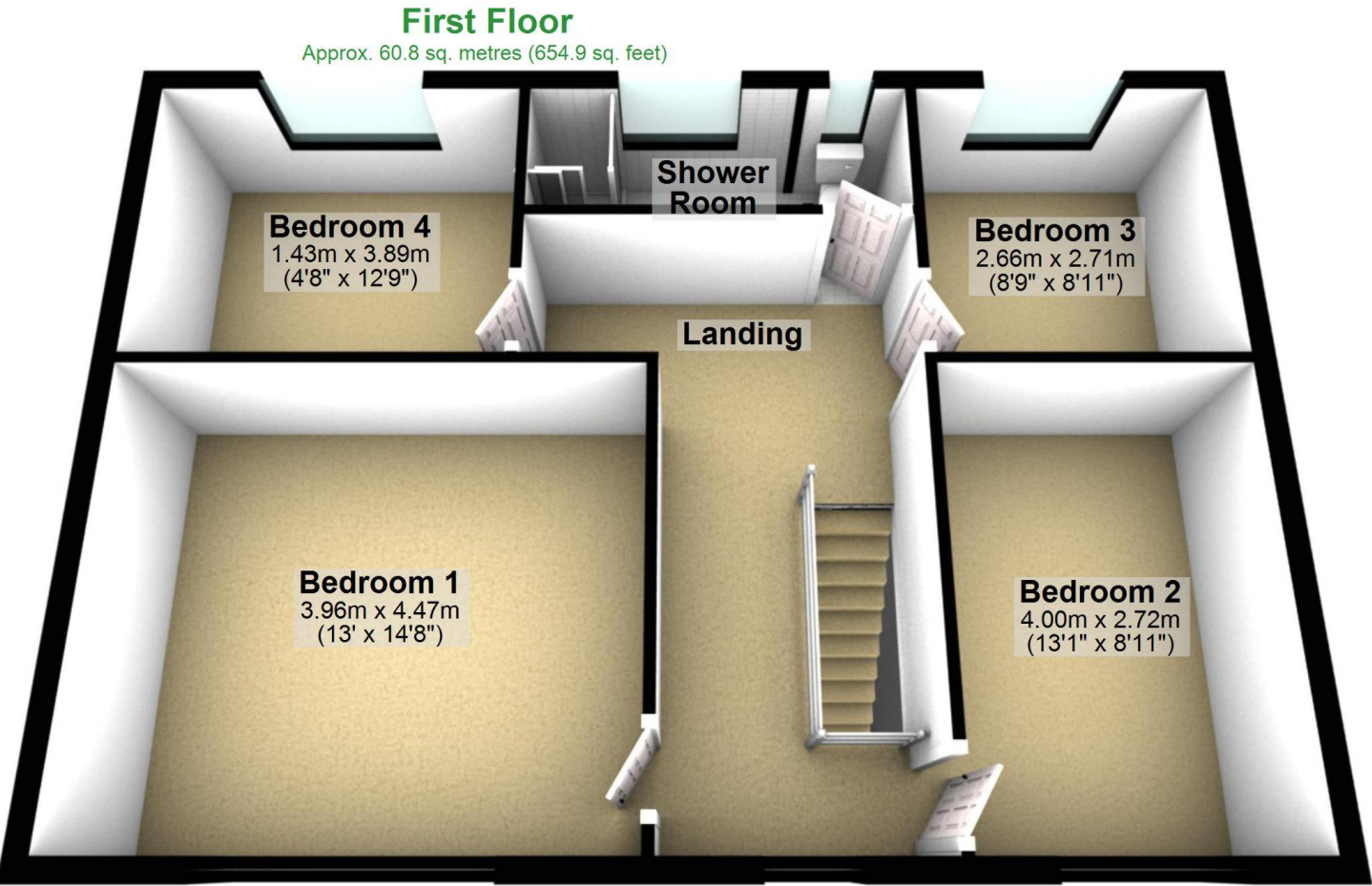
Approx. 107.6 sq. metres (1158.0 sq. feet)



Total area: approx. 168.4 sq. metres (1812.9 sq. feet)

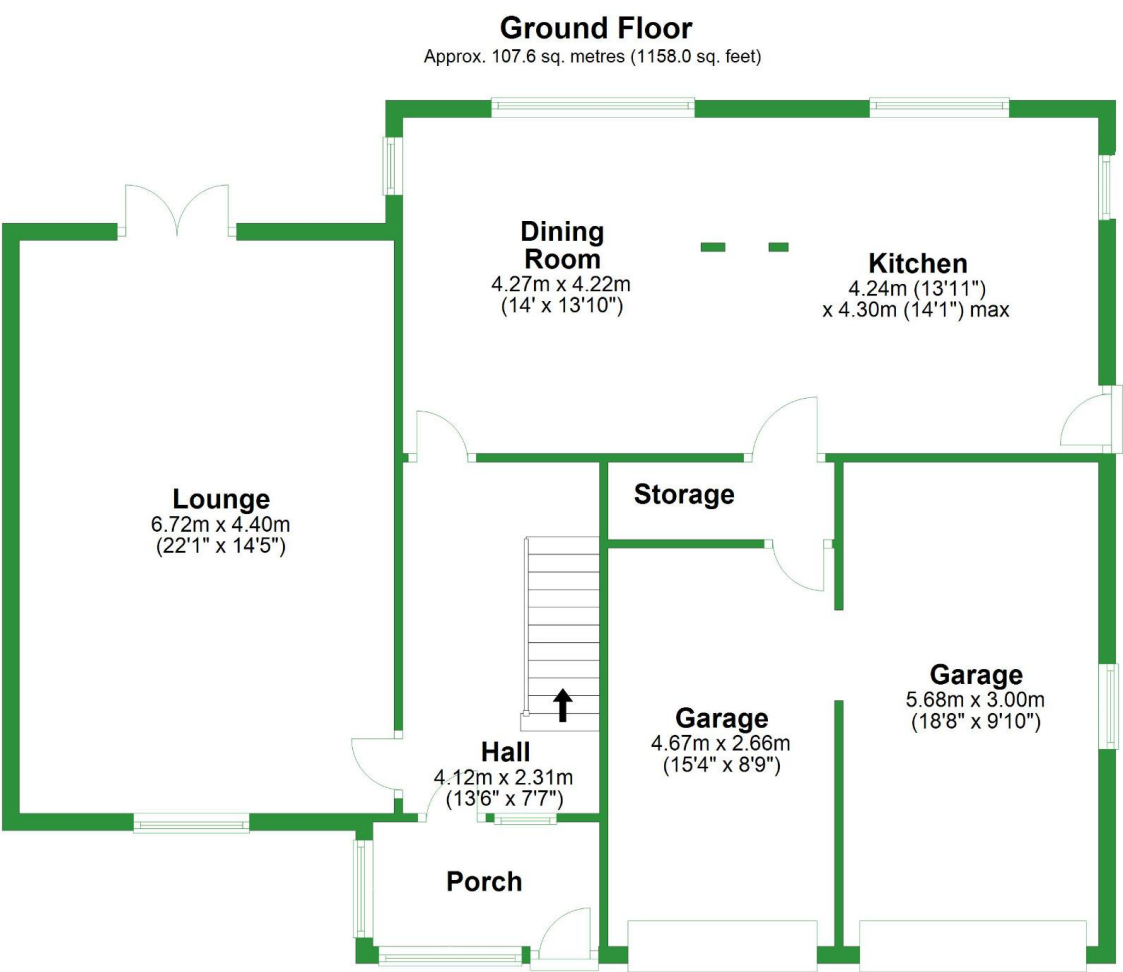
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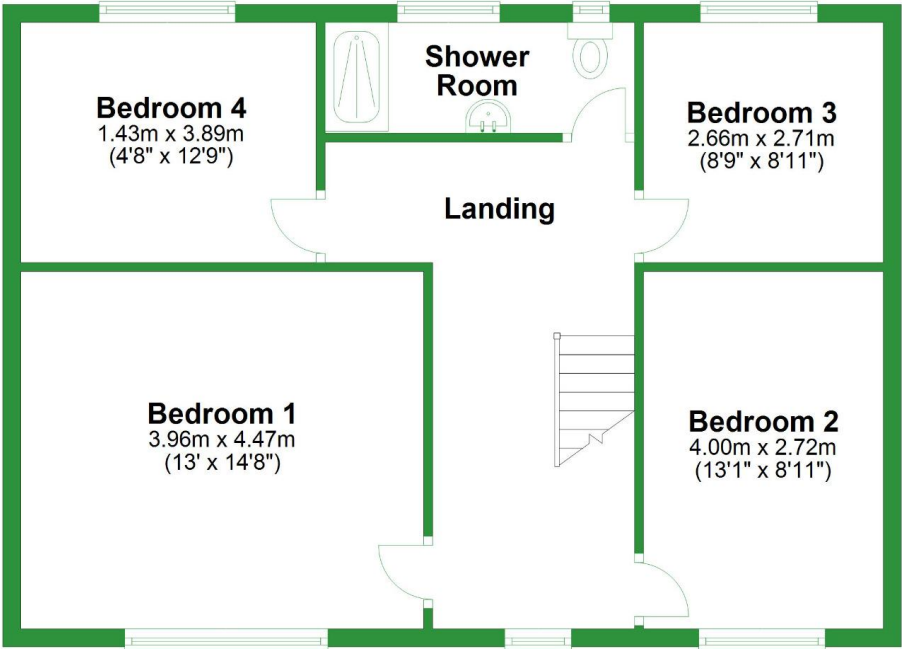
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First Floor

Approx. 60.8 sq. metres (654.9 sq. feet)



Property Info

44 Harewood Avenue, Simonstone, Burnley, Lancashire, BB12 7JB

Property Type
House
Property Style
Detached
Bedrooms
4
Bathroom
1
Receptions
1
Tenure Type
Freehold
Floor Area
1812.9
Agency Type
Sole
Parking
Drive
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
-
Price Qualifier
OIRO
Price
£415,000
Land Size
-
Age of Property
-
Year Built
1961
New Home
No

Property Features

44 Harewood Avenue, Simonstone, Burnley, Lancashire, BB12 7JB

Feature 1

Spacious Four Bedroom Property

Feature 2

Generous Plot

Feature 3

Detached

Feature 4

Double Garage And Driveway

Feature 5

Open Plan Kitchen Dining Area

Feature 6

Private Rear Garden With Patio

Feature 7

Modern Shower Room

Feature 8

Close To Local Amenities

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Property Description

44 Harewood Avenue, Simonstone, Burnley, Lancashire, BB12 7JB

Spacious Four-Bedroom Detached Home on a Generous Plot in Simonstone

Spacious Four-Bedroom Detached Home on a Generous Plot

Key Features

- Spacious four-bedroom detached home
- Generous plot with private rear garden
- Bright lounge with garden access
- Open plan kitchen diner with internal garage access
- Double garage and driveway parking
- Recently renovated throughout
- Walking distance to primary schools
- Close to village shop, pharmacy, and petrol station
- Modern shower room with walk-in shower
- Well looked after and ready to move in

This detached home sits on a generous plot with everything you need close by. Inside, there's a large, bright lounge with double doors leading straight into the garden. To the rear, you'll find a spacious kitchen and dining area, with internal access into the double garage. Upstairs, there are four double bedrooms and a modern shower room with a walk-in shower. The house has been well cared for and updated since it was bought. Outside, the private rear garden comes with a patio area, while the front has a neat lawn and a double driveway.

From the Agent's Perspective:

Set in the heart of Simonstone, this detached home offers village living with everyday convenience. Primary schools, the village shop, pharmacy, and petrol station are all within walking distance, while excellent transport links connect you to Clitheroe, Burnley, and the M65. With local pubs, cafes, and countryside walks on the doorstep, it's a great spot for families wanting both community and connectivity.

From the Client's Perspective:

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We have lived in the village for 20 years and have owned this property since 2022. We have decided to downsize and want a project to do. We have enjoyed living in our home, we have wonderful neighbours, quiet area, safe for children to play, we simply just need less space. It is the perfect family home.

Additional Information

Tenure- Freehold

Council tax band - E

Heating- Gas central heating

Electric- Mains

Drainage - Mains

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