





BB12 7FH

## Pollard Road, Hapton, Burnley

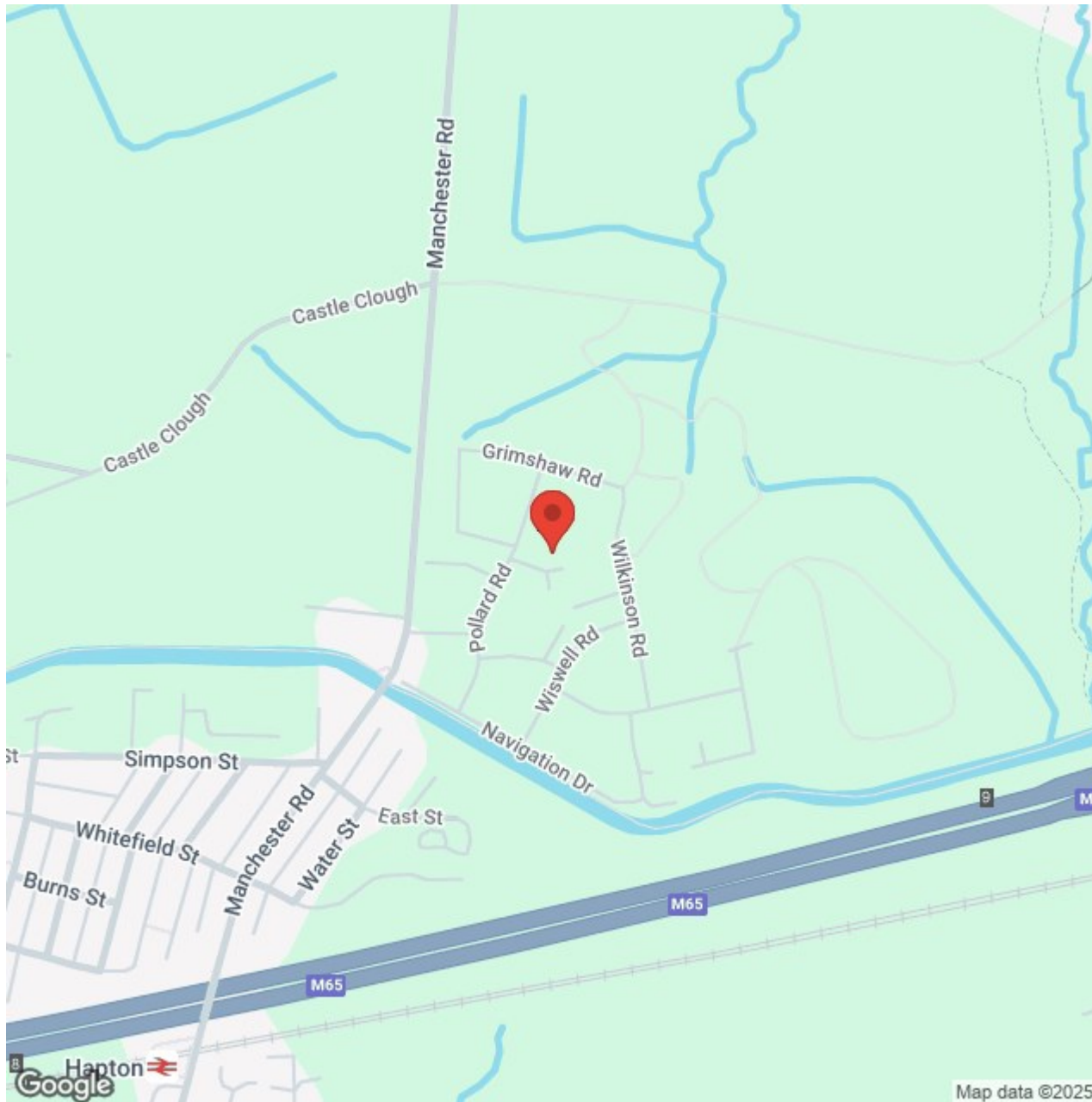
£234,950

- Detached modern family home • Spacious living room • Open-plan dining kitchen • Ground floor WC • Three bedrooms (master with en-suite shower room) • Contemporary three-piece family bathroom • Driveway and garage • Tiered rear garden – low-maintenance and ideal for entertaining

A beautifully presented and modern three-bedroom detached family home, positioned on a popular residential development in Hapton. Offering stylish and well-maintained accommodation throughout, the property is ideal for first-time buyers, young families, or those looking to downsize. The ground floor features a welcoming entrance hallway with a convenient WC, a bright and spacious living room, and a contemporary open-plan dining kitchen with French doors opening onto the rear garden.

Upstairs, there are three well-proportioned bedrooms, including a generous master with en-suite shower room, along with a modern family bathroom. Externally, the home benefits from a driveway, single garage with power and lighting, and an enclosed tiered rear garden designed for low maintenance — perfect for relaxing or entertaining. Conveniently located close to local schools, amenities, and transport links, this is a superb home ready to move straight into.







BB12 7FH

## Lancashire

A beautifully presented and modern three-bedroom detached family home, positioned on a popular residential development in Hapton. Offering stylish and well-maintained accommodation throughout, the property is ideal for first-time buyers, young families, or those looking to downsize. The ground floor features a welcoming entrance hallway with a convenient WC, a bright and spacious living room, and a contemporary open-plan dining kitchen with French doors opening onto the rear garden.

Upstairs, there are three well-proportioned bedrooms, including a generous master with en-suite shower room, along with a modern family bathroom. Externally, the home benefits from a driveway, single garage with power and lighting, and an enclosed tiered rear garden designed for low maintenance — perfect for relaxing or entertaining. Conveniently located close to local schools, amenities, and transport links, this is a superb home ready to move straight into.

### GROUND FLOOR

#### ENTRANCE HALL

#### LIVING ROOM 10'0" x 15'0" (3.06m x 4.59m)

A bright and inviting living space positioned to the front of the property, offering an ideal setting for both relaxation and entertaining. The room is beautifully presented with a soft, neutral colour palette and modern décor, creating a warm and welcoming atmosphere. A large window allows natural light to flood the room, enhancing the feeling of space, while plush carpeting underfoot adds a touch of comfort. There's ample room for family seating and media units, making this a perfect spot to unwind or host guests.

#### DINING KITCHEN 13'5" x 7'8" (4.09m x 2.35m)

This stylish and contemporary dining kitchen is designed with both everyday living and entertaining in mind. Fitted with a range of sleek white wall and base units complemented by contrasting work surfaces, it offers ample storage and workspace. Integrated appliances include an oven with gas hob and extractor, and there's plumbing for a washing machine. A generous dining area provides space for a family table and chairs, perfect for mealtimes or social gatherings. Natural light floods the room through a large rear window and French doors, which open directly onto the rear garden — ideal for indoor-outdoor living during the warmer months. Finished with modern flooring and neutral décor, this is a bright and functional space the whole family can enjoy.

#### GROUND FLOOR WC 3'2" x 5'5" (0.97m x 1.67m)

Conveniently positioned just off the entrance hallway, the ground floor cloakroom is fitted with a low-level WC and a compact wash basin with mixer tap. Finished with modern décor and stylish feature wallpaper, this practical space is ideal for guests and adds everyday convenience to the home.

### FIRST FLOOR / LANDING

A bright and airy landing space provides access to all three bedrooms and the family bathroom. Finished with neutral décor and soft carpeting, it continues the light and contemporary feel of the home. There is also access to the loft space above, offering additional storage potential.

#### BEDROOM ONE 9'1" x 12'10" (2.78m x 3.93m)

A spacious and stylish principal bedroom, beautifully presented with light, neutral décor and a calming atmosphere. There's ample space for a double bed and a range of bedroom furniture, including wardrobes and drawers. A large window overlooks the rear aspect, filling the room with natural light, and soft carpeting adds to the cosy and comfortable feel. This room also benefits from access to a private en-suite shower room.

#### ENSUITE SHOWER ROOM 9'3" x 3'6" (2.82m x 1.09m)

Serving the principal bedroom, the en-suite shower room is stylishly presented and fitted with a modern three-piece suite comprising a large walk-in shower with glazed screen, a low-level WC, and a sleek vanity wash basin with storage beneath. Contemporary tiling and tasteful décor create a fresh, clean look, while a frosted window allows for natural light and ventilation.

#### BEDROOM TWO 6'10" x 11'7" (2.09m x 3.54m)

Positioned to the rear of the property, this delightful second bedroom offers a bright and versatile space ideal for a child's room, nursery, or guest bedroom. A large window allows plenty of natural light to fill the room, while the neutral décor and soft carpeting provide a calm and welcoming feel. There's ample space for furniture and storage, making it a practical and comfortable space to suit a variety of needs.

#### BEDROOM THREE 13'5" x 10'8" (4.11m x 3.27m)

Located to the front of the property, this generously sized third bedroom is versatile and full of natural light, thanks to a large window overlooking the front aspect. The unique ceiling angles add character to the space, while the neutral décor and soft carpeting create a relaxing and comfortable environment. Ideal as a double bedroom, home office, or guest room, it offers excellent flexibility to suit the needs of a growing family.

#### BATHROOM 6'5" x 6'1" (1.96m x 1.86m)

A contemporary three-piece bathroom suite comprising a panelled bath with shower attachment, a pedestal wash basin, and a low-level WC. The space is finished with part-tiled splashbacks and features a frosted double-glazed window, extractor fan, radiator, and wood-effect flooring.

#### GARAGE 8'5" x 17'1" (2.58m x 5.23m)

A useful single garage with an up-and-over style door to the front and a separate pedestrian access door from the rear. The garage is equipped with power and lighting, making it ideal for secure parking, storage, or potential use as a workshop or hobby space.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/pollard-rd-hapton>

### LOCATION

Situated in the heart of a modern and well-regarded residential development in the popular village of Hapton, this property enjoys a convenient yet peaceful setting perfect for family living. Hapton offers a welcoming community atmosphere with a range of everyday amenities close by, including local shops, a primary school, parks, and scenic countryside walks. Excellent transport links make commuting simple, with Hapton train station providing direct connections to nearby towns and cities, while the M65 motorway is just a short drive away, offering easy access to Burnley, Accrington, Blackburn, and beyond. For shopping, dining, and leisure, Burnley town centre is only a few minutes by car, and the surrounding area is home to a selection of popular pubs, cafes, and recreational facilities. Combining convenience, comfort, and community, Pollard Road is an ideal location for families, first-time buyers, or anyone looking to enjoy a modern lifestyle in a well-connected Lancashire village.

### PROPERTY DETAIL

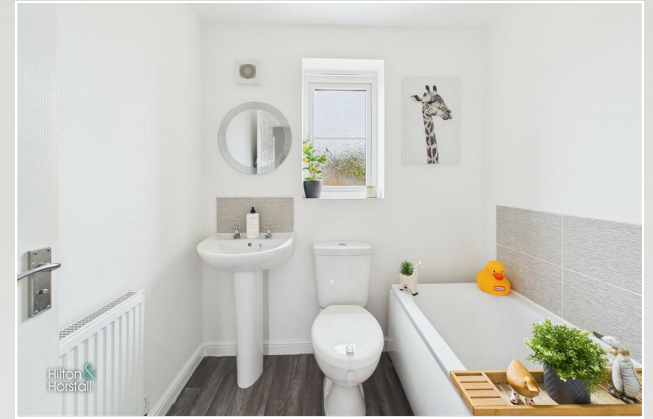
Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

### PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. [www.hilton-horsfall.co.uk](http://www.hilton-horsfall.co.uk)



Hilton &  
Horsfall



Hilton  
Horsfall

BB12 7FH

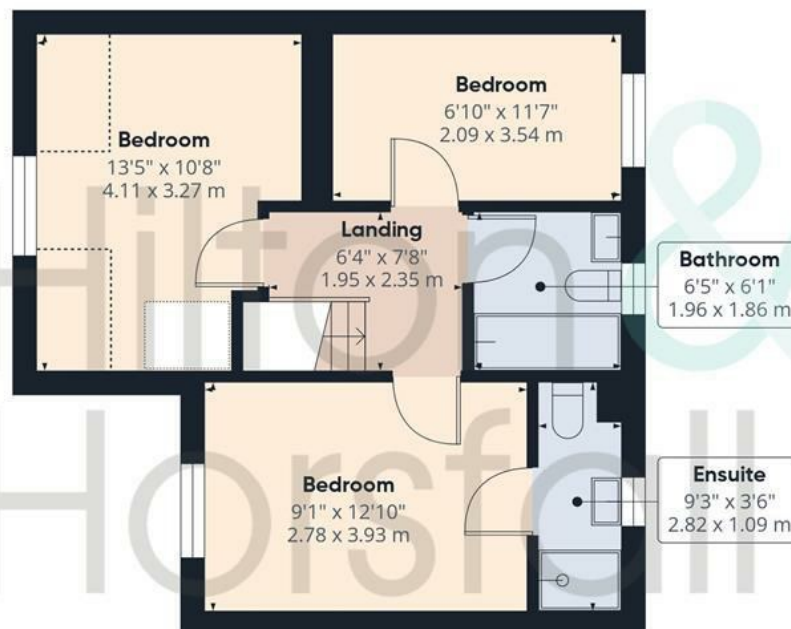
## OUTSIDE

To the front of the property is a neat, low-maintenance garden area along with a driveway providing off-road parking and access to the garage. To the rear, you'll find a fully enclosed garden offering a private and secure outdoor space — ideal for relaxing, entertaining, or family activities. The garden features a paved patio seating area perfect for outdoor dining, with a lawn beyond, making it a great space to enjoy throughout the seasons. There is also a rear access door leading directly into the garage for added convenience.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

888 ft<sup>2</sup>

82.4 m<sup>2</sup>

Reduced headroom

28 ft<sup>2</sup>

2.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





Hilton &  
Horsfall

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. [01282 560024](tel:01282560024)

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. [01200 435667](tel:01200435667)