

Because life is

Petty<sup>TM</sup>  
Real

4 Lane End  
Hapton  
Burnley  
BB11 5QS



For Sale

Asking Price £125,000

- Highly Desirable Location.
- Mid-Terrace Property.
- Two Bedrooms.
- Large Reception Room.
- Kitchen & Conservatory To Rear.

- Three Piece Bathroom.
- Stunning Views Of Pendle Hill.
- EPC Rating: D.
- Council Tax Band: A.
- Freehold.





## Lane End, Hapton – Ideal First-Time Buy with Stunning Views

Petty Real are delighted to welcome to the market this charming two-bedroom mid-terrace home, perfectly suited for first-time buyers and located in the popular village of Hapton.

Upon entering the property, you are welcomed by a vestibule which leads into a spacious reception room. This main living area offers excellent flexibility for furniture layout and serves as a comfortable hub for everyday living.

The kitchen, located at the rear, features worktop space along three walls and a sink positioned beneath the window, offering views over the rear of the property. There is ample space for a freestanding cooker and other kitchen appliances, making it a functional and practical area for cooking and dining.

Adjoining the kitchen is a bright conservatory – a versatile second living area ideal for use as a dining room, additional sitting room, or home office. This space benefits from natural light and a seamless connection to the rear of the property.

Upstairs, the generous master bedroom spans the front of the home and boasts fitted wardrobes and cabinets, providing excellent storage. From here, enjoy breathtaking views of the iconic Pendle Hill. The second bedroom, located at the rear, is well-suited for use as a child's room, guest bedroom, or study.

### Key Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: A

Lane End offers a wonderful opportunity to settle in a highly sought-after location with excellent transport links, schools, and countryside walks all nearby.

To arrange your viewing, contact our Burnley office today on 01282 415111 – don't miss out on this lovely home!



Total area: approx. 74.1 sq. metres (798.0 sq. feet)

All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.

### Lane End, Hapton



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 Manchester Road, Burnley, Lancashire, BB11 1HH

T.

[Burnley.sales@pettyreal.co.uk](mailto:Burnley.sales@pettyreal.co.uk) [burnley.lettings@pettyreal.co.uk](mailto:burnley.lettings@pettyreal.co.uk)  
[property.management@pettyreal.co.uk](mailto:property.management@pettyreal.co.uk)

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)