

Because life is

Petty<sup>TM</sup>  
Real

58 Simpson Street  
Hapton  
Burnley  
BB12 7LJ



## For Sale

- Semi Detached Home Within The Heart Of Hapton!
- Three Bedrooms - Master Bedroom With Three Piece En-Suite.
- Cosy Reception Room With Bay Window & New Media Wall.
- Kitchen Dining Room.
- Spacious Conservatory Leading To Back Garden - Combining Indoor & Outdoor Living.

## Offers In The Region Of £229,950

- Understairs W/C.
- Three Piece Family Bathroom.
- Two Off Road Parking Spaces.
- Situated A Short Drive From The M65 & Surrounding Local Amenities.
- Freehold | EPC Rating: TBC | Council Tax Band: C



Petty Real are delighted to present for sale this fantastic three-bedroom semi-detached family home on Simpson Street, Hapton. Perfectly located with excellent access to Padiham amenities and the M65 (Jct 9 & 10) for commuters, this property is a must-see.

To the front, the property benefits from two off-road parking spaces – ideal for a multi-car household.

Upon entering, you are greeted by a generous living room, a cosy primary living space boasting a contemporary media wall finish and a bright box bay window flooding the room with natural light. Double doors lead seamlessly into the superb open plan kitchen/diner. The kitchen features ample counter space, a built-in oven with electric hob, and microwave, while the large dining area has plenty of room for family gatherings. A spacious conservatory links the indoor space to the garden, perfect for extending living space. Completing the ground floor is a convenient downstairs WC located under the stairs.

Upstairs, the accommodation continues to impress. The Master Bedroom is a large double situated at the front, featuring built-in wardrobe space and a modern three-piece en-suite with a walk-in shower. Adjacent is the Family Bathroom, a contemporary three-piece suite comprising a bath, sink, and shower. Across the landing are the two further bedrooms, ideal as children's rooms, guest accommodation, or a home office.

The rear garden is low-maintenance, mainly patio, with two dedicated seating areas, including a raised decking area at the rear, perfect for relaxing or entertaining.

This property is an ideal family home in a sought-after location!

Contact Petty Real today to arrange a viewing!



Total area: approx. 98.9 sq. metres (1064.7 sq. feet)

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

**Simpson Street, 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.

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