

Property Details

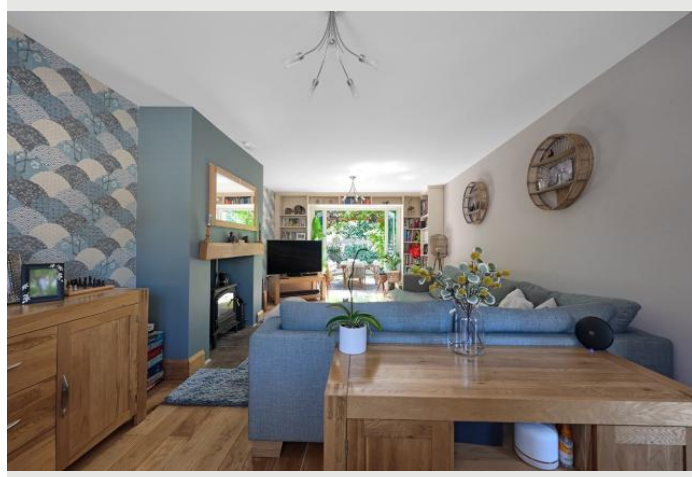
40, Arkwright Street, Burnley,
Lancashire, BB12 8UP

OIRO £450,000



Property Photos

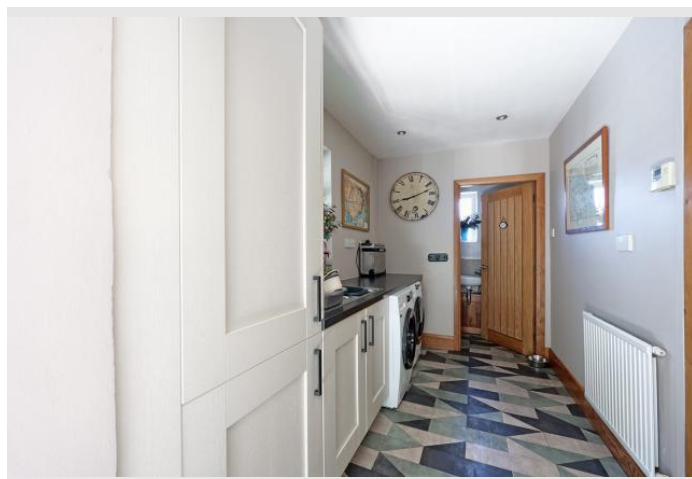
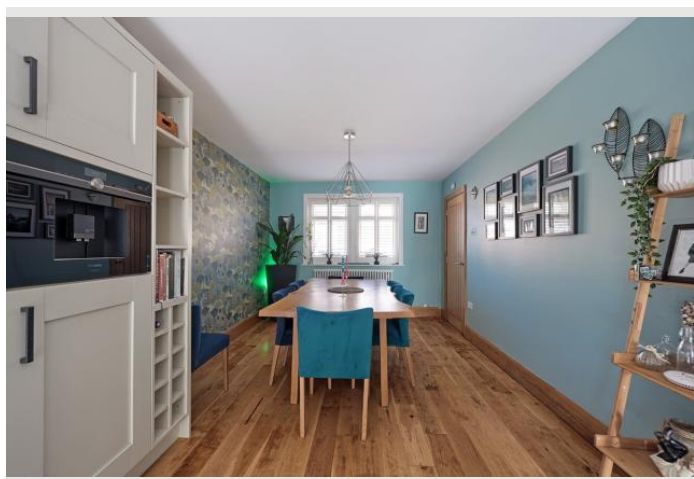
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Creation Date
15/08/2025

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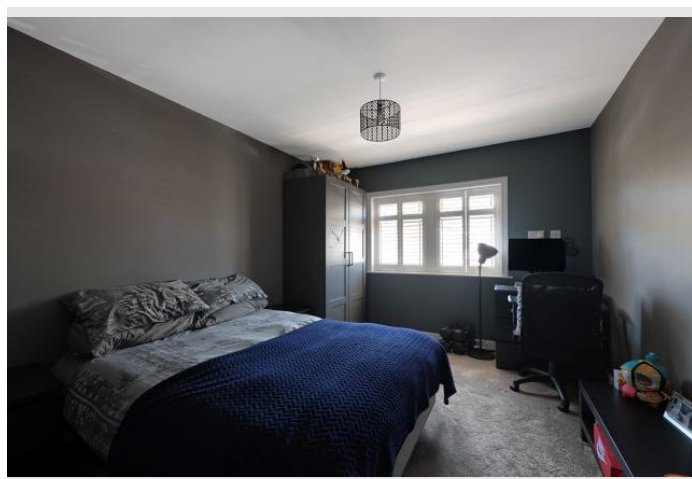
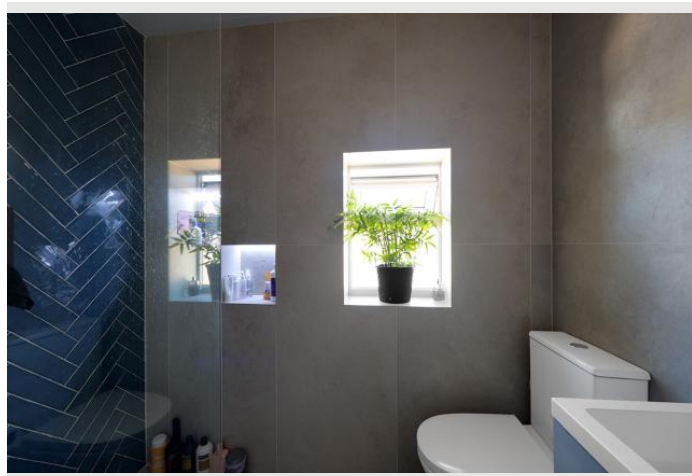
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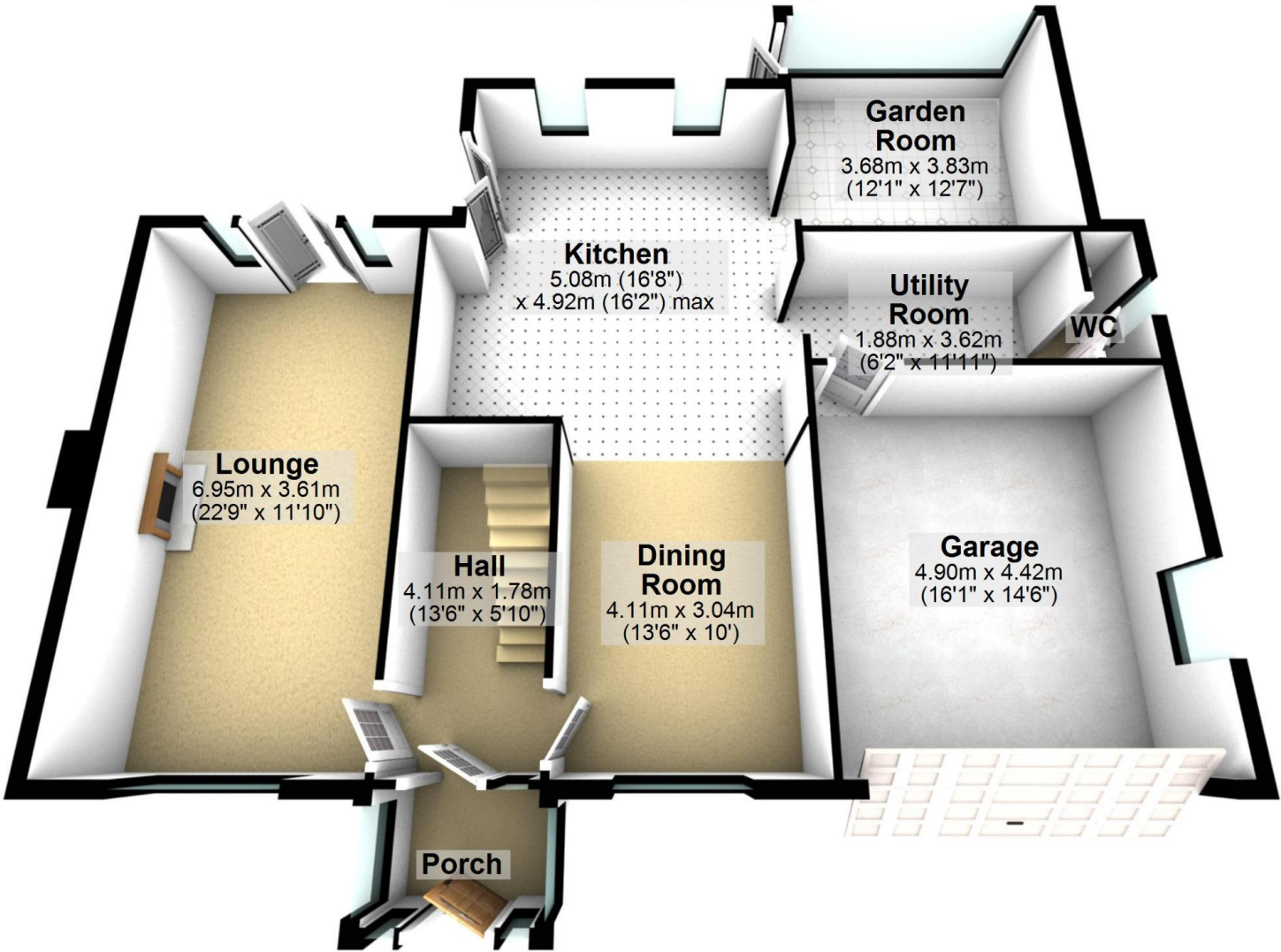
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Property Floor Plans

40, Arkwright Street, Burnley, Lancashire, BB12 8UP

Ground Floor

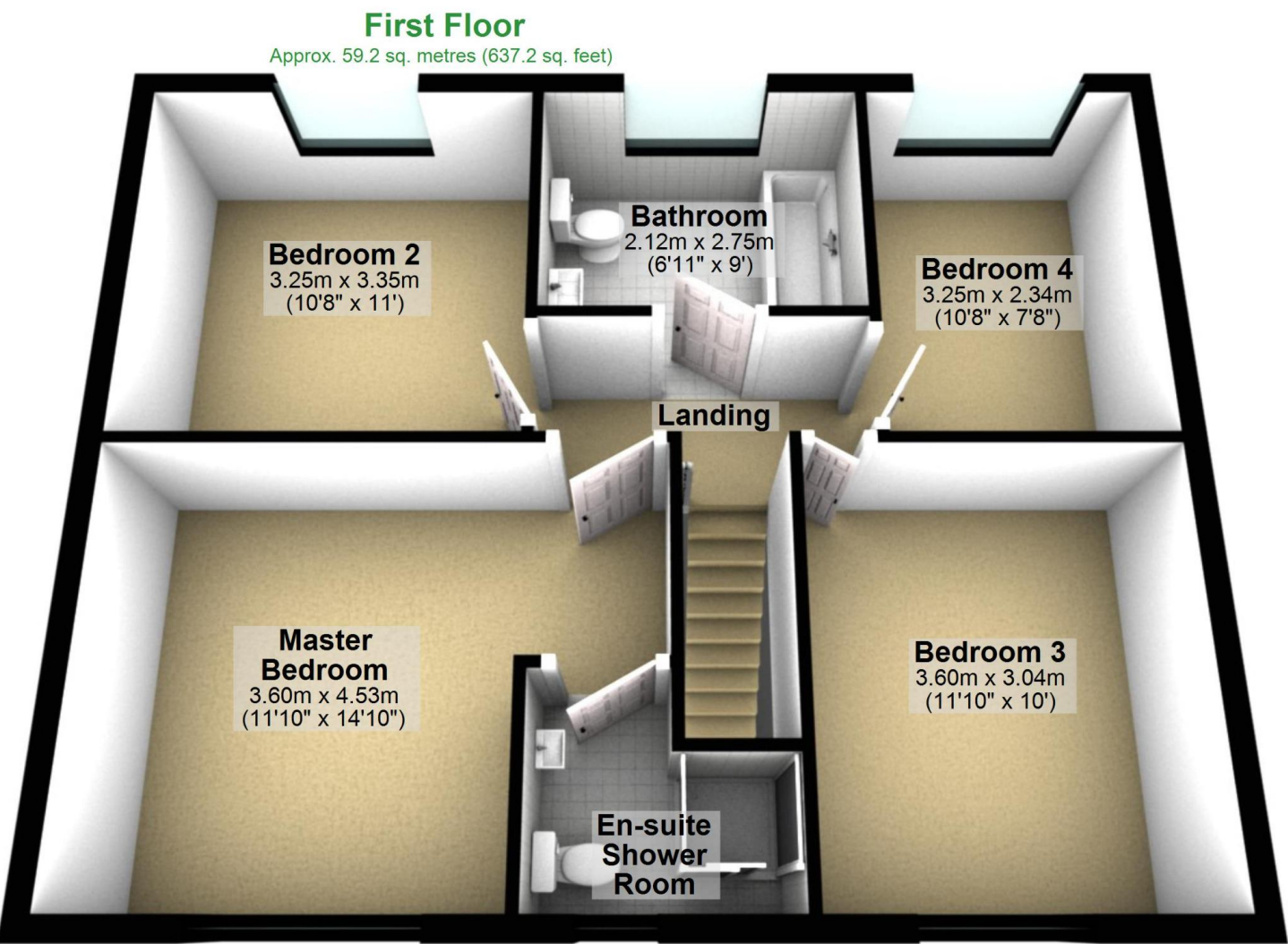
Approx. 118.7 sq. metres (1277.3 sq. feet)



Total area: approx. 177.9 sq. metres (1914.5 sq. feet)

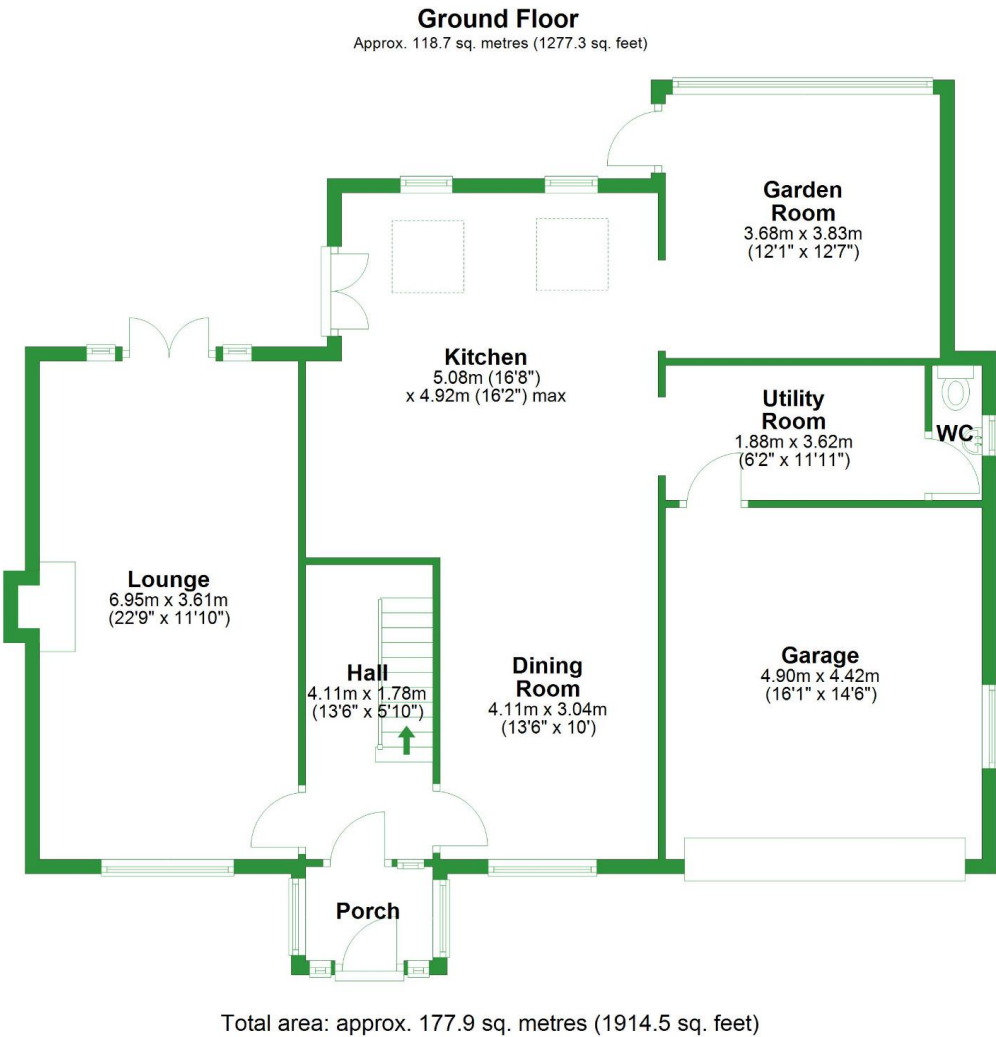
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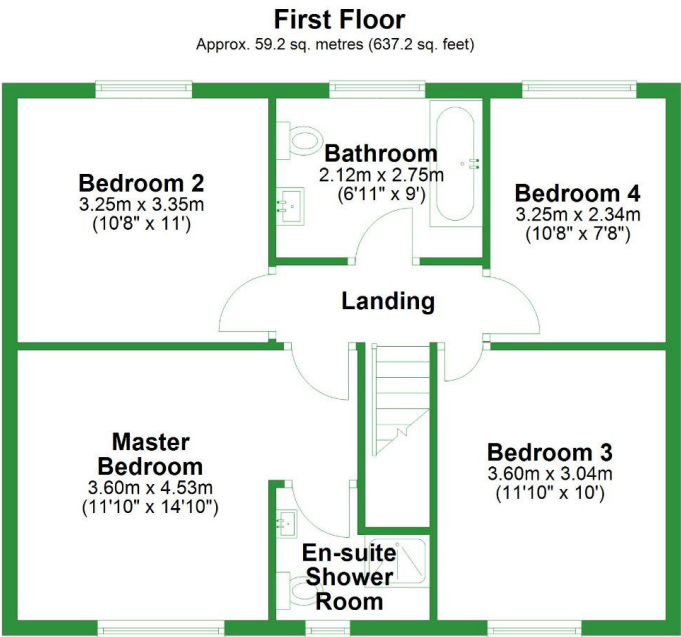
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Property Info

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Property Type
House
Property Style
Detached
Bedrooms
4
Bathroom
2
Receptions
3
Tenure Type
Freehold
Floor Area
1914.5
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
Accessibility
-
Restrictions
-
Condition
-
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

£450,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Property Features

40, Arkwright Street, Burnley, Lancashire, BB12 8UP

Feature 1

Detached Stone Built Four Bedroom Property

Feature 2

Sought After Location

Feature 3

Lounge With Multifuel Burner

Feature 4

Kitchen/dining Area With Integrated Appliances

Feature 5

Garden Room

Feature 6

Utility And Cloakroom

Feature 7

Master Bedroom With Fitted Furniture And Ensuite

Feature 8

Family Bathroom

Feature 9

Stunning Gardens, Off Road Parking And Garage

Feature 10

Hive Central Heating

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Stunning Four Bedroom, Chain Free, Detached Home with Exceptional Finishes

Set in the highly sought-after Ightenhill area of Burnley, just a short walk from the beautiful Ightenhill Park, this magnificent four-bedroom, stone-built detached residence delivers luxury living with top-of-the-range finishes throughout. Perfectly positioned for families and professionals alike, it offers easy access to excellent transport links, including the M65 motorway and nearby railway stations.

Key Features

Four spacious double bedrooms

Master bedroom with luxury ensuite wet room with underfloor heating

Designer kitchen with Siemens appliances & central island

Garden room with floor-to-ceiling windows

Multi-fuel stove in the lounge

Solid oak & Amtico flooring throughout

Utility room & downstairs cloakroom

Gated resin bound driveway with parking for multiple vehicles & garage

Landscaped garden with composite decking & outdoor kitchen

Summer house with power and bar

Sought-after Ightenhill location, minutes walk to the beautiful Ightenhill Park

Solar panels and battery storage, providing energy efficiency and reduced utility costs

Chain Free

Excellent access to transport links & local amenities

Agent's Perspective

From the moment you arrive, the attention to detail is clear. A striking resin-bound driveway provides secure off-road parking for multiple vehicles and leads to an integrated garage. The property's elegant stone facade is enhanced by lush landscaped gardens and mature shrubbery, creating a warm and welcoming first impression. Inside, the home is finished to an exceptional standard with fitted window shutters throughout, Solid oak flooring flowing through the hallway, complemented by premium-grade Amtico flooring in key living areas. The spacious lounge features a multi-fuel burner, creating a cosy ambiance, with French doors opening out to a stunning Indian stone patio, complete with a custom-designed Iroko wood pergola draped in

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mature wisteria. The heart of the home is the outstanding kitchen diner, boasting a large central island, sleek cabinetry, and a full suite of premium Siemens appliances, including double steam ovens and a bean-to-cup built-in coffee machine. A well-appointed utility room and a modern downstairs cloakroom add further convenience.

The impressive garden room benefits from floor-to-ceiling windows, flooding the space with natural light and offering seamless indoor-outdoor living.

Upstairs, you'll find four generously sized double bedrooms, including a stunning master suite with fitted wardrobes and a contemporary, fully tiled with underfloor heating wet room ensuite featuring a rainfall shower. The stylish family bathroom is perfect for unwinding and relaxing, and includes a bath with a shower attachment, vanity sink, underfloor heating and high-end fixtures.

The private, south-facing garden, not overlooked, has been thoughtfully designed for both entertaining and relaxing. In addition to the Indian stone patio, there's a composite decked area, outdoor kitchen, and a fully functioning summer house, complete with electricity and a bar, perfect for social gatherings or a private retreat.

Client's Perspective

We've loved this house for over 21 years, and in that time, we have completely revamped every room, extended the space, and kept everything fresh and up to date. We've poured our heart into every detail, turning it into a home that's been perfect for both everyday life and entertaining friends and family. From redesigning the kitchen to creating the garden we always dreamed of, it's been a true labour of love.

We've spent countless evenings in the outdoor kitchen and summerhouse, enjoyed peaceful mornings in the garden room, and watched our children grow up and enjoy their childhood here. Set in a quiet, private spot with a lovely rural feel, yet just a short walk or drive from everything you need, it has offered the perfect mix of tranquillity and convenience. It's a warm, welcoming home in a lovely community, just a stones throw from beautiful Ightenhill Park. And while it's time for us to move on, we'll take many special memories with us. We hope the next owners will be just as happy here as we have been.

This is a rare opportunity to acquire a truly exceptional home in one of Burnley's most

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desirable areas. Early viewing is highly recommended.