



8 Simpson Street

Hapton, Burnley

Council Tax band: A

Tenure: Leasehold

- Approximately 104 sq. metres (1,120 sq. ft.)
- Two generous reception rooms
- Recently installed log burner
- Three bedrooms plus separate office
- Well maintained, larger than average front garden
- Character features throughout
- Ideal for families and those working from home
- Council Tax Band A - Leasehold Tenure



Ground Floor

A welcoming entrance hall leads into this characterful home, where generous room proportions are immediately evident. To the front of the property is a spacious living room, filled with natural light from large windows overlooking the garden. The second reception room provides an excellent family dining and sitting space and has recently been enhanced with the installation of a log burner, creating a cosy focal point for the home. The fitted kitchen is positioned to the rear and offers a range of solid wood units, generous worktop space and room for everyday cooking, with direct access to the garden.

First Floor

The first floor offers flexible accommodation comprising three bedrooms, a separate office and a modern family bathroom. The principal bedroom is a generous double, while the second bedroom is another excellent sized room. Bedroom three is accessed via bedroom two, making it ideal as a nursery, dressing room, child's bedroom or hobby room. A separate office provides an excellent work from home space or additional storage. Completing the accommodation is a contemporary family bathroom fitted with a white suite.

External

Steeped in history, this attractive stone built end of terrace home enjoys an appealing position behind a larger than average, well maintained front garden. The generous gravelled garden offers plenty of space to relax, entertain or enjoy the sunshine, complemented by attractive planted borders and a useful timber shed. The end position enhances the feeling of space and natural light, creating an inviting first impression.

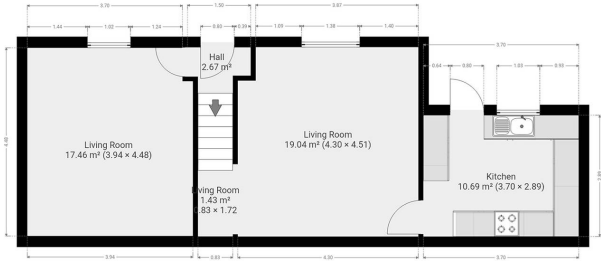






GARDEN

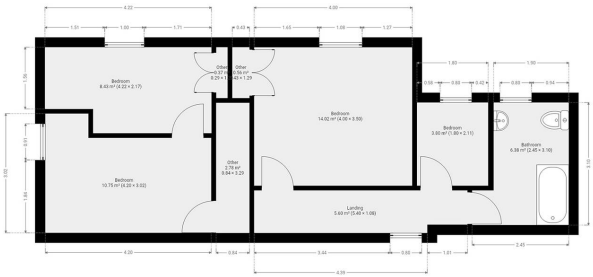
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Total Property Area: approx - 104 Sq Meters (1,120 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any lost floor area), openings and dimensions are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.



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