



6 Hambledon View

Burnley, Burnley

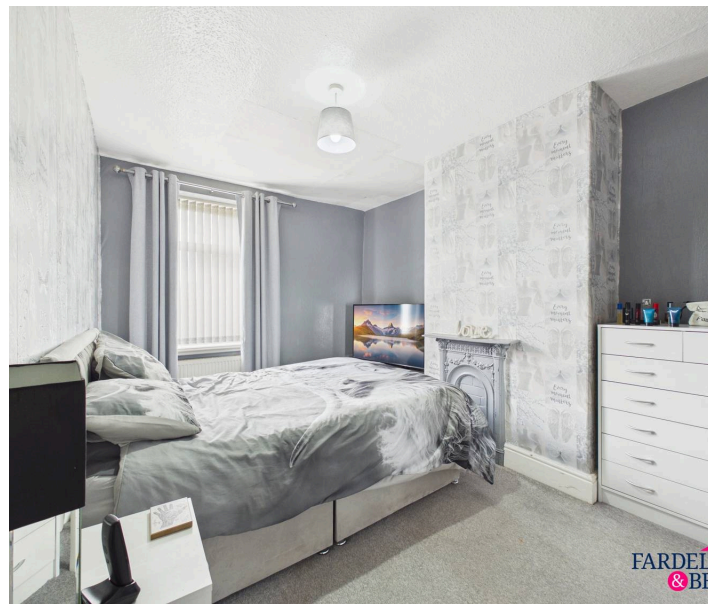
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Large Kitchen / Diner
- Two Double Bedrooms Plus Attic
- Garden Fronted Family Home
- Utility Room
- Popular Location
- Freehold Tenure
- Council Tax Band A



Ground Floor

Step through the entrance vestibule and into a welcoming living room that immediately feels like home. This is a comfortable and well-proportioned space, ideal for relaxing in the evening or gathering with friends. A feature fireplace creates a natural focal point, while double doors lead through to the kitchen, allowing for a lovely sense of flow between the rooms. The kitchen sits to the rear and offers a practical layout with plenty of worktop space and room for a dining table. It is a space where day to day life can unfold easily, from morning coffee to evening meals. Just beyond, a separate utility room provides valuable additional storage and laundry space, helping to keep the main kitchen clutter free. A rear door leads out to the outside space.

First Floor

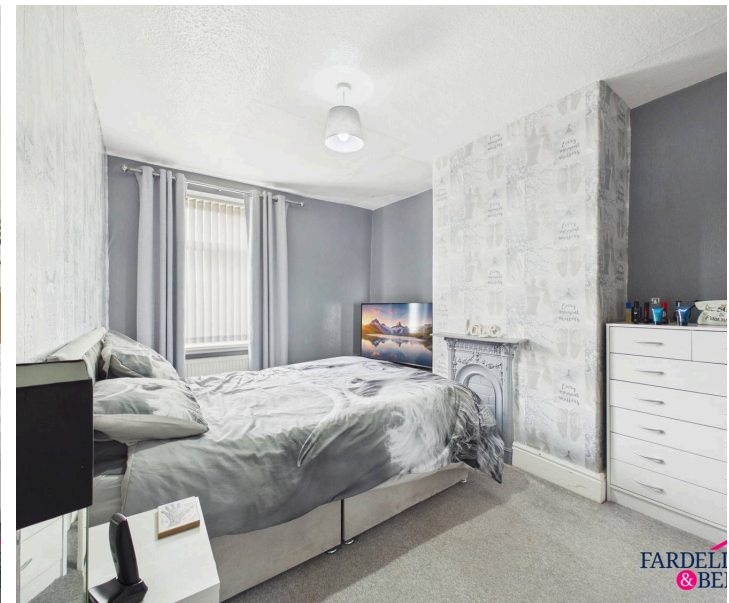
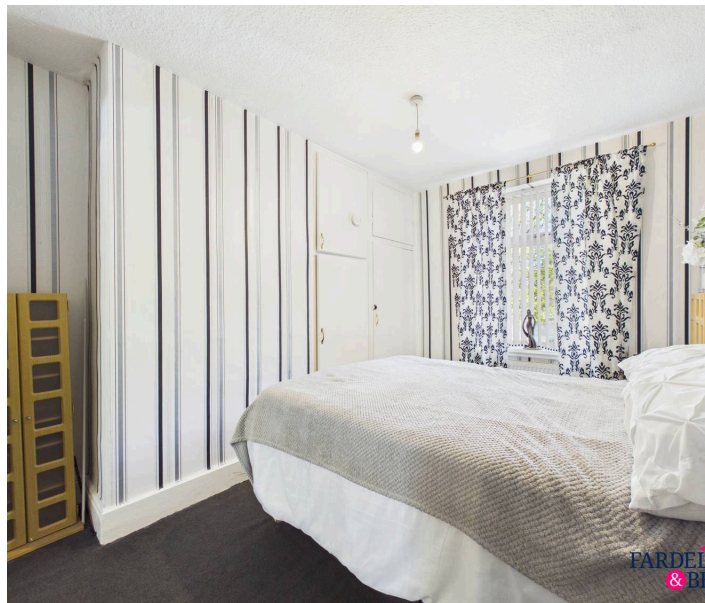
Upstairs, the first floor offers two generous double bedrooms. Each room enjoys good natural light and provides ample space for bedroom furniture, making them both comfortable and versatile. The bathroom is fitted with a three piece suite including a bath with overhead shower, wash basin and WC. It is neatly presented and serves the floor well. The landing area connects each room and gives access to the staircase leading up to the second floor.

Second Floor

The attic room offers a flexible additional space that could suit a variety of needs. It works well as a home office, hobby room or occasional guest space. The room benefits from a roof window which brings in natural light, creating a bright and usable environment. Please note there is some reduced head height in areas, as is typical for this style of conversion. The property was originally purchased as a three bedroom home in 2007. The attic conversion was completed prior to the current owner's ownership. The current owner is unable to provide building regulation documentation relating to this conversion. Any prospective purchaser is advised to seek guidance from their solicitor or legal representative to fully understand the implications before proceeding.

External

To the front the property enjoys a small, low maintenance







Approximate total area⁽¹⁾
43.5 m²
468 ft²

(1) Excluding balconies and terraces

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

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Floor 0



Approximate total area⁽¹⁾
25.3 m²
272 ft²

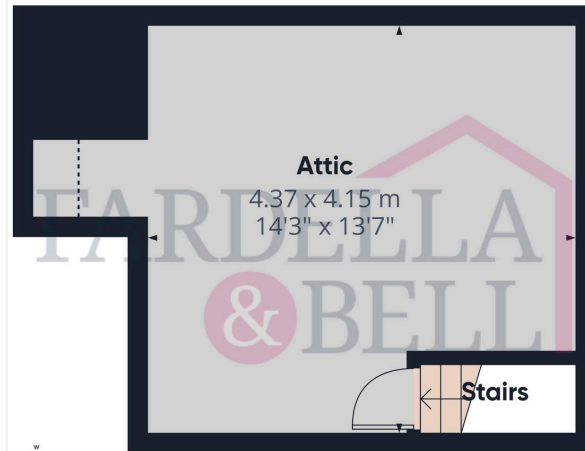
(1) Excluding balconies and terraces

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Floor 1



Approximate total area⁽¹⁾
17.6 m²
189 ft²

Reduced headroom
0.6 m²
4 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.9 m/6 ft

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

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Floor 2



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