

Because life is

Petty
Real™

3 Water Street
Hapton
Burnley
BB12 7LQ



For Sale

- Attention First Time Buyers / Investors!
- Large Two Bedroom Mid Terrace Property.
- Two Spacious Reception Rooms.
- Kitchen Fitted in 2023.
- Three Piece Bathroom.

Asking Price £120,000

- Rear Yard & Outdoor Store.
- Ready To Move Into!
- Situated Close To Local School And In Catchment For Other Highly Regarded Schools.
- Positioned Conveniently For Access To The M65 & A56.
- Freehold | EPC Rating: C | Council Tax Band: A



Petty Real are delighted to present this spacious, two-bedroom, two-reception room mid-terrace property on Water Street, Hapton.

Perfect for first-time buyers or investors, this home is ready to view and move into, boasting excellent features and superb transport links.

The property welcomes you with a garden forecourt. Step inside to the main living space: a generous Reception Room featuring a beautiful fireplace—ideal for cozy film nights.

The Second Reception Room, currently a dining area, flows seamlessly into the kitchen. A brilliant feature here is the cleverly opened up understairs space, perfect as a dedicated home office area.

The modern kitchen was fully replaced in 2023, offering ample counter space, storage, an oven, and a gas hob.

Upstairs Accommodation:

Master Bedroom (Front): A tremendous size, easily accommodating a large bed and extensive freestanding furniture (wardrobes, cabinets, etc.).

Family Bathroom: A modern three-piece suite including a walk-in shower cubicle. The boiler is also located here.

Bedroom Two (Rear): A healthy double room adjacent to the bathroom. This room provides access to the attic via a newly fitted hatch and pull-down ladder.

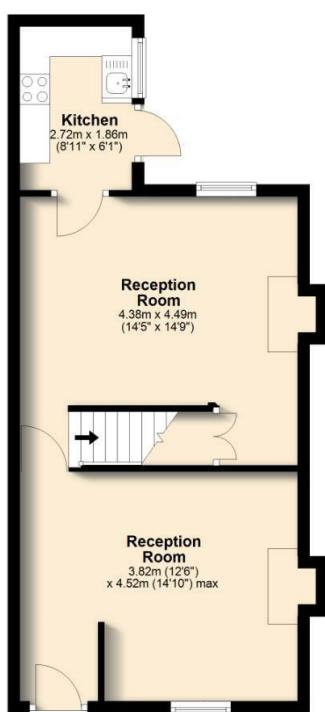
External Space: To the rear, enjoy an outside store and a patio space—perfect for entertaining or enjoying summer evenings.

Location: Located in Hapton, the property offers massive attractions due to its proximity to major transport links, including the M65 and A56, and great catchment for schools in Hapton, Padiham, and Burnley.

Don't miss out on this gem! Viewings highly recommended.

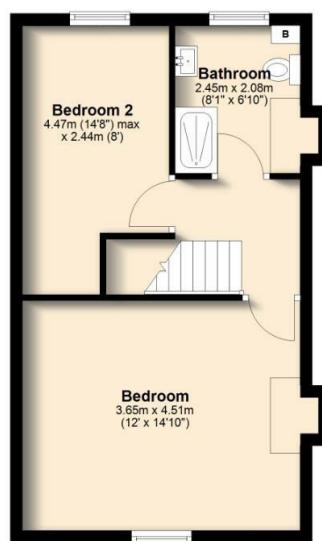
Ground Floor

Approx. 43.1 sq. metres (464.1 sq. feet)



First Floor

Approx. 37.9 sq. metres (407.9 sq. feet)



Total area: approx. 81.0 sq. metres (872.0 sq. feet)

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

Water 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 firms 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 burnley.lettings@pettyreal.co.uk

property.management@pettyreal.co.uk

www.pettyreal.co.uk