Pendle Hill Properties
estate and letting agents

Creation Date
02/11/2026

Property Details

11 Lawrence Avenue, Simonstone, Burnley, Lancashire, BB12 7HX

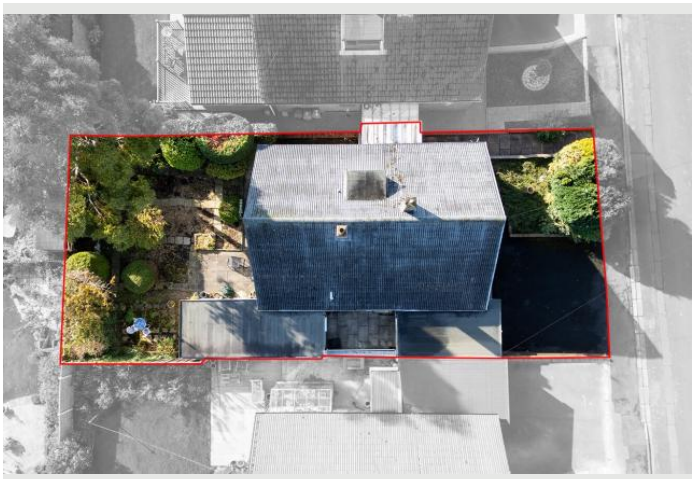
OIRO **£315,000**



Property Photos

11 Lawrence Avenue, Simonstone, Burnley, Lancashire, BB12 7HX













Creation Date

02/11/2026

Property Photos

11 Lawrence Avenue, Simonstone, Burnley, Lancashire, BB12 7HX











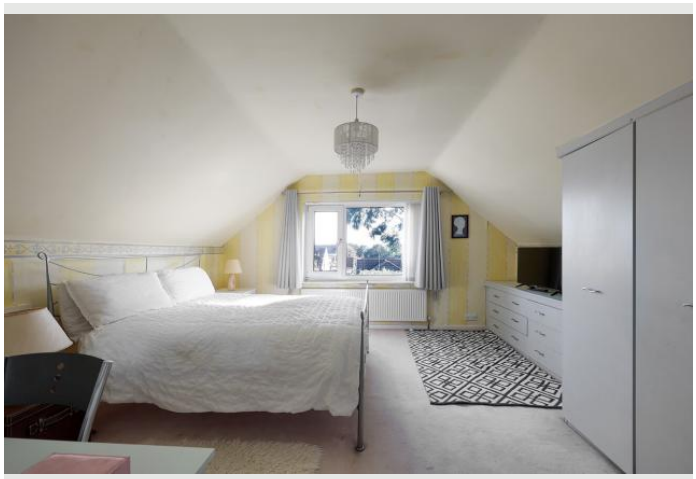


Creation Date

02/11/2026

Property Photos

11 Lawrence Avenue, Simonstone, Burnley, Lancashire, BB12 7HX

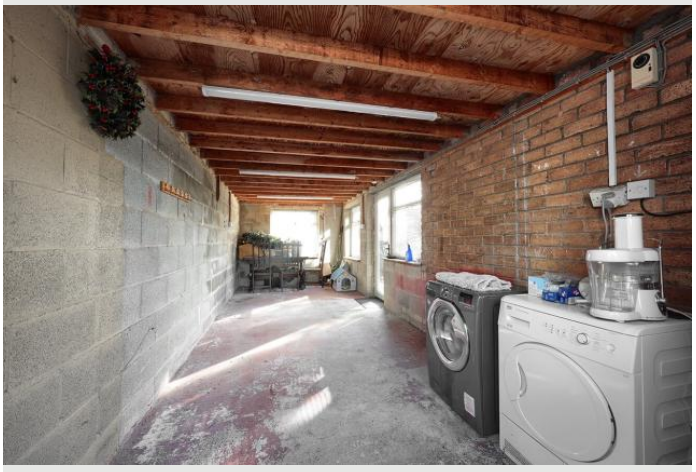












Creation Date

02/11/2026

Property Photos

11 Lawrence Avenue, Simonstone, Burnley, Lancashire, BB12 7HX





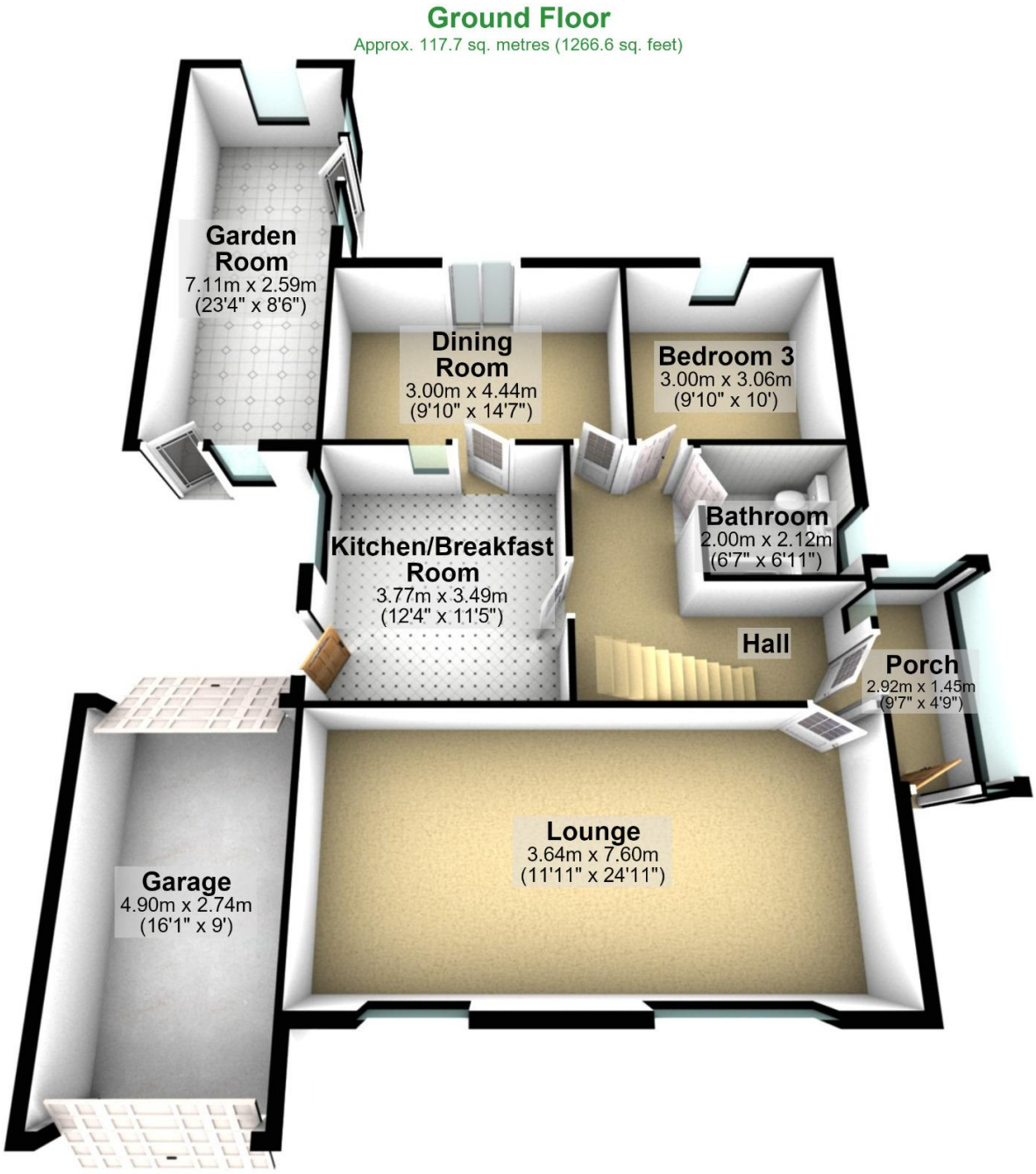


Creation Date

02/11/2026

Property Floor Plans

11 Lawrence Avenue, Simonstone, Burnley, Lancashire, BB12 7HX



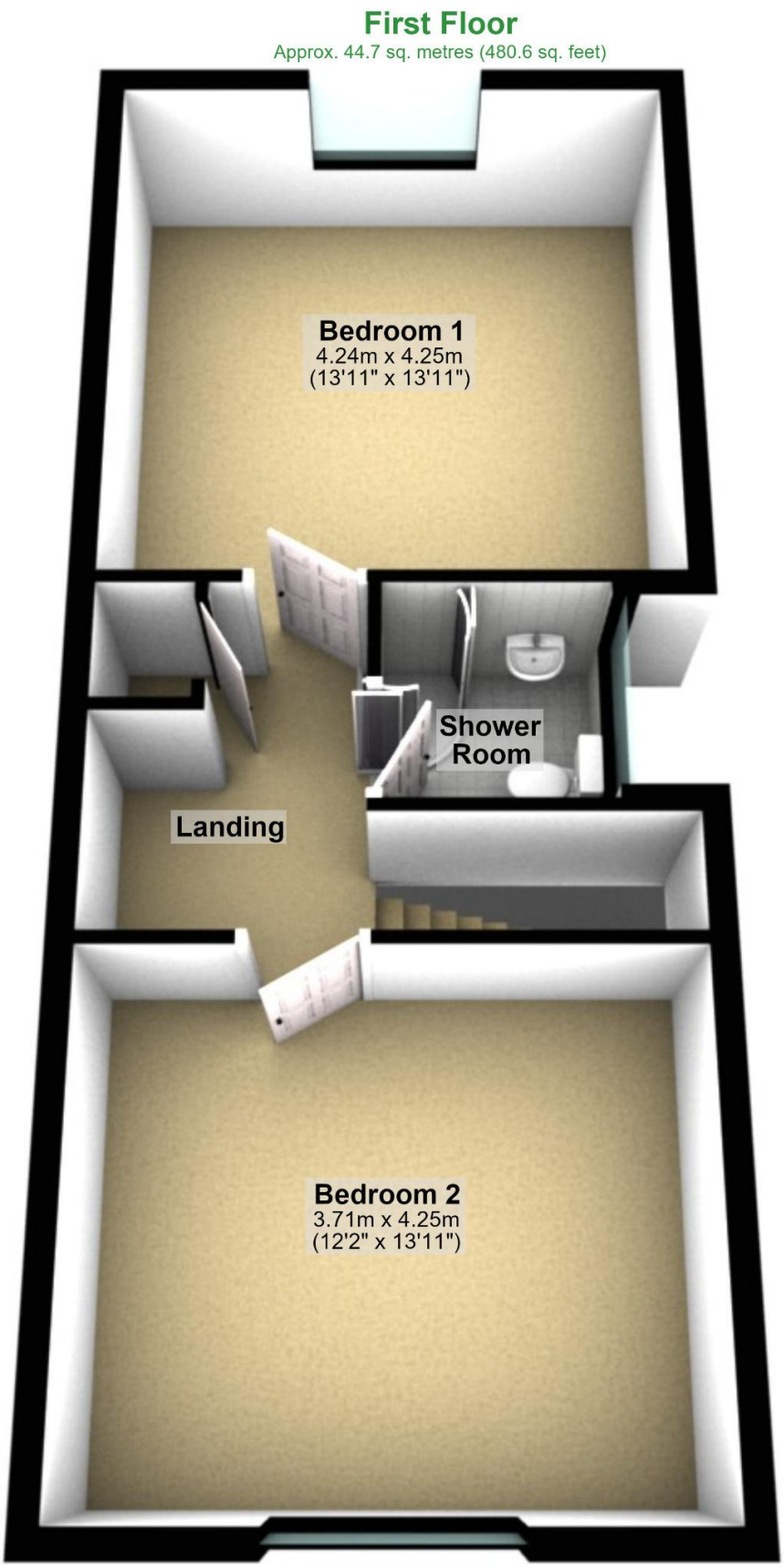
Total area: approx. 162.3 sq. metres (1747.2 sq. feet)

Creation Date

02/11/2026

Property Floor Plans

11 Lawrence Avenue, Simonstone, Burnley, Lancashire, BB12 7HX

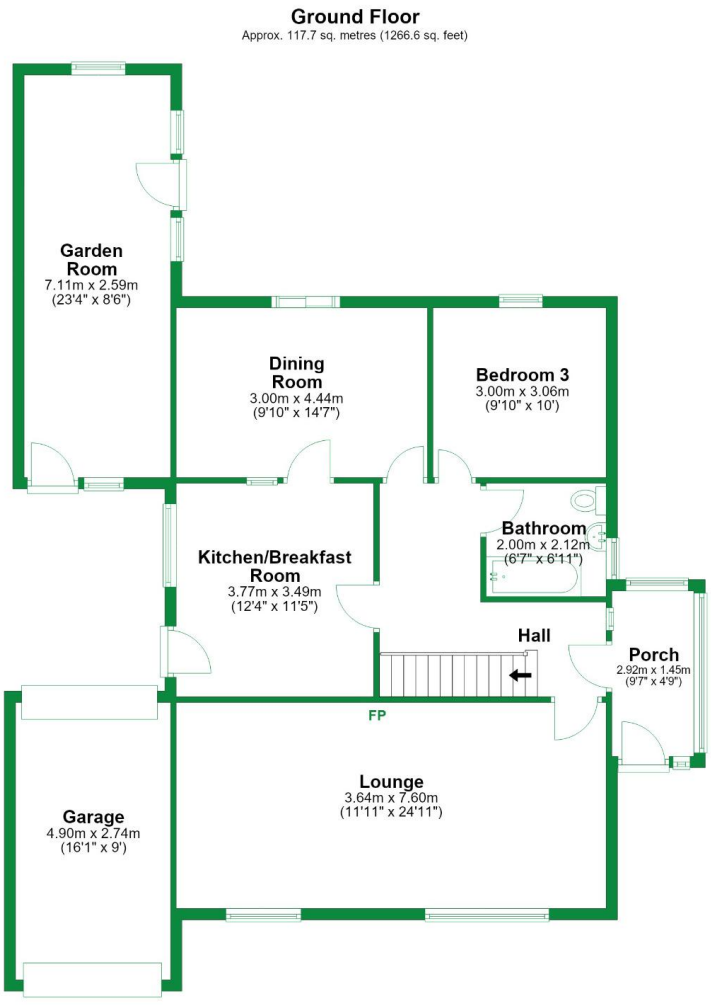


Creation Date

02/11/2026

Property Floor Plans

11 Lawrence Avenue, Simonstone, Burnley, Lancashire, BB12 7HX



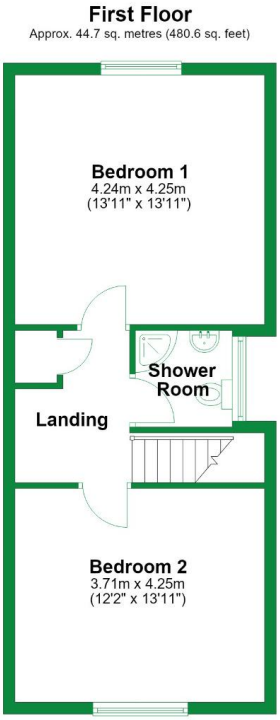
Total area: approx. 162.3 sq. metres (1747.2 sq. feet)

Creation Date

02/11/2026

Property Floor Plans

11 Lawrence Avenue, Simonstone, Burnley, Lancashire, BB12 7HX



Creation Date

02/11/2026

Property Info

11 Lawrence Avenue, Simonstone, Burnley, Lancashire, BB12 7HX

Property Type
House
Property Style
Link Detached House
Bedrooms
3
Bathroom
2
Receptions
2
Tenure Type
Freehold
Floor Area
1747
Agency Type
Sole
Parking
Drive
Type
Sales
Electricity
Mains Supply

Creation Date

02/11/2026

Property Info

11 Lawrence Avenue, Simonstone, Burnley, Lancashire, BB12 7HX

Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
-
Condition
-
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Creation Date

02/11/2026

Property Info

11 Lawrence Avenue, Simonstone, Burnley, Lancashire, BB12 7HX

Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

OIRO

Price

£315,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Creation Date

02/11/2026

Property Features

11 Lawrence Avenue, Simonstone, Burnley, Lancashire, BB12 7HX

Feature 1
A Generously Sized Three Bedroom Family Home Offered Chain Free
Feature 2
Located In The Sought After Village Of Simonstone
Feature 3
Ground Floor Bedroom And Bathroom With Two Further Bedrooms Located Upstairs Along With A Shower Room
Feature 4
Spacious Lounge Located To The Front With A Gas Fire
Feature 5
Driveway And Garage Providing Ample Off Road Parking
Feature 6
Private Rear Garden And Large Garden Room Providing Potential
Feature 7
Within Walking Distance Of Two Primary Schools
Feature 8
A Short Drive From Amenities Within Both Whalley And Padiham

Creation Date

02/11/2026

Property Description

11 Lawrence Avenue, Simonstone, Burnley, Lancashire, BB12 7HX

A Chain-Free Three-Bedroom Link-Detached Home with Fantastic Potential in Simonstone

Key Features

Chain-free sale, offering greater flexibility for buyers
Sought-after village location in Simonstone
Link-detached property with flexible three-bedroom accommodation
Ground-floor bedroom and bathroom, ideal for multi-generational living or guests
Two generous first-floor double bedrooms with fitted wardrobes
Spacious lounge to the front with gas fire
Separate dining room with sliding doors leading out to the rear garden
Large rear garden offering excellent outdoor space
Versatile garden room with utility facilities and potential for alternative uses
Driveway parking and garage
Scope for modernisation, offering the opportunity to create a home to your own taste
Quiet residential setting close to two primary schools
Convenient access to Padiham's shops, supermarkets and everyday amenities
Well placed for motorway links, providing access to Manchester, Blackburn, Preston and beyond
Within a short drive of the popular towns of Whalley and Clitheroe, offering further shopping, dining and leisure options

Situated on Lawrence Avenue in the sought-after village of Simonstone, this link-detached property offers generous living space, a spacious rear garden and plenty of potential to create a home of your own. Offered chain free, it is an excellent opportunity for buyers looking for a property they can update to suit their own tastes and needs.

Creation Date

02/11/2026

Property Description

11 Lawrence Avenue, Simonstone, Burnley, Lancashire, BB12 7HX

The porch provides access to the entrance hallway, which provides access to the ground floor, including a generously sized lounge with a gas fire, a kitchen with a breakfast bar and a separate dining room with sliding doors opening onto the garden. There is also a ground-floor bedroom and bathroom, offering flexibility for a range of living arrangements.

Upstairs, two double bedrooms with fitted wardrobes are served by a separate shower room. Outside, the property benefits from a front driveway, a garage to the side and a spacious rear garden. A large garden room provides useful utility space and could serve a variety of purposes, depending on your needs.

While the property would benefit from some renovation, it offers a fantastic chance to add your own style and make the most of the space on offer.

From the Agent's Perspective:
Situated on Lawrence Avenue in the sought-after village of Simonstone, this property offers a fantastic opportunity to create a home of your own. With flexible living space, well-proportioned bedrooms and a spacious rear garden, there is plenty of potential to add your own style. Conveniently located close to local schools and Padiham's shops and supermarkets, with excellent motorway links to Manchester, Blackburn and Preston, the property combines village living with easy access to everyday amenities and nearby towns.

Additional Information
Tenure- Freehold.
Council tax band - E
Heating- Gas central heating
Electric- Mains
Drainage - Mains

Creation Date

02/11/2026

Property Description

11 Lawrence Avenue, Simonstone, Burnley, Lancashire, BB12 7HX

Anti-Money Laundering (AML) Compliance
Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

Creation Date

02/11/2026