

# Property Details

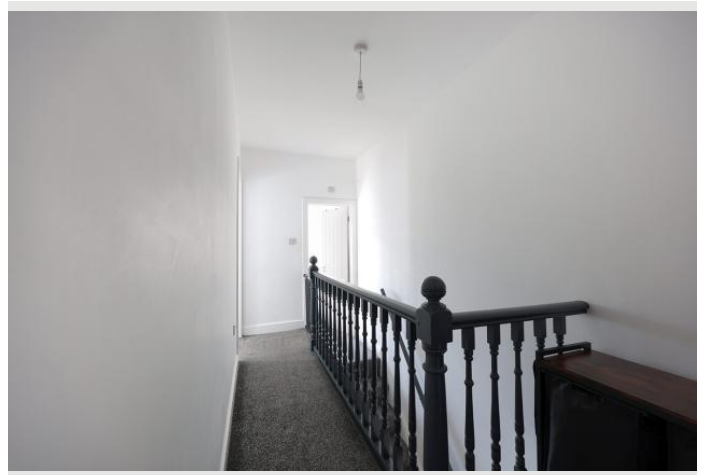
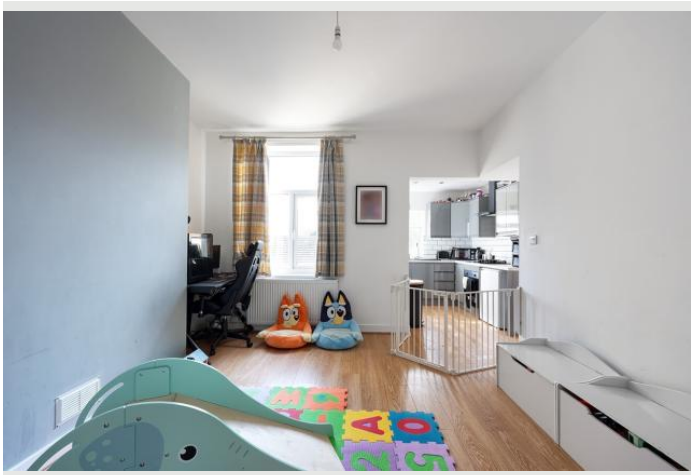
82 Manchester Road, Hapton,  
Burnley, Lancashire, BB12 7LF

OIRO £139,950



# Property Photos

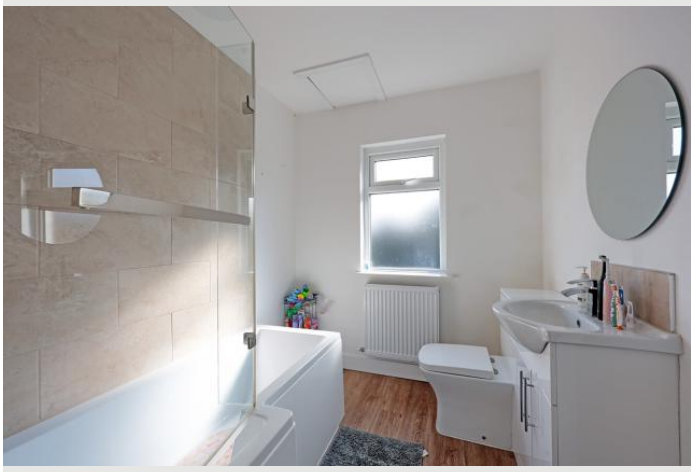
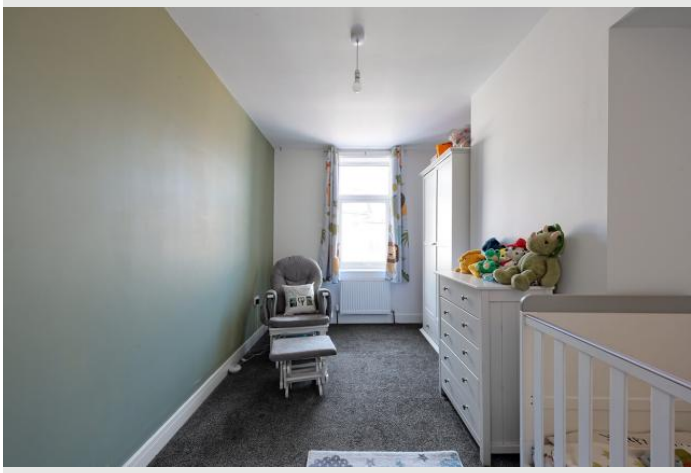
82 Manchester Road, Hapton, Burnley, Lancashire, BB12 7LF



Creation Date  
**19/06/2026**

# Property Photos

82 Manchester Road, Hapton, Burnley, Lancashire, BB12 7LF



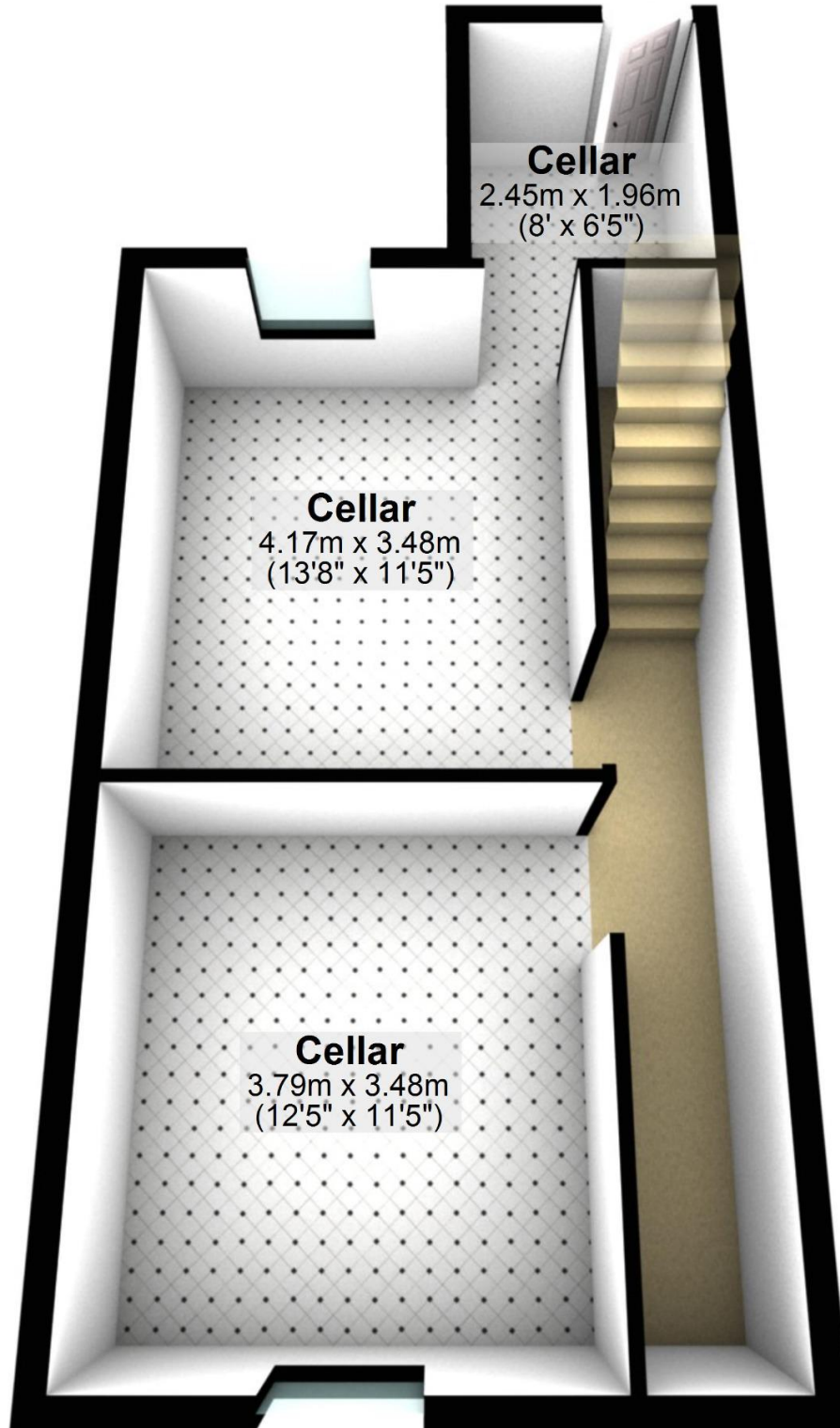
Creation Date  
**19/06/2026**

# Property Floor Plans

82 Manchester Road, Hapton, Burnley, Lancashire, BB12 7LF

## Basement

Approx. 41.9 sq. metres (451.1 sq. feet)



Total area: approx. 125.5 sq. metres (1350.8 sq. feet)

Creation Date

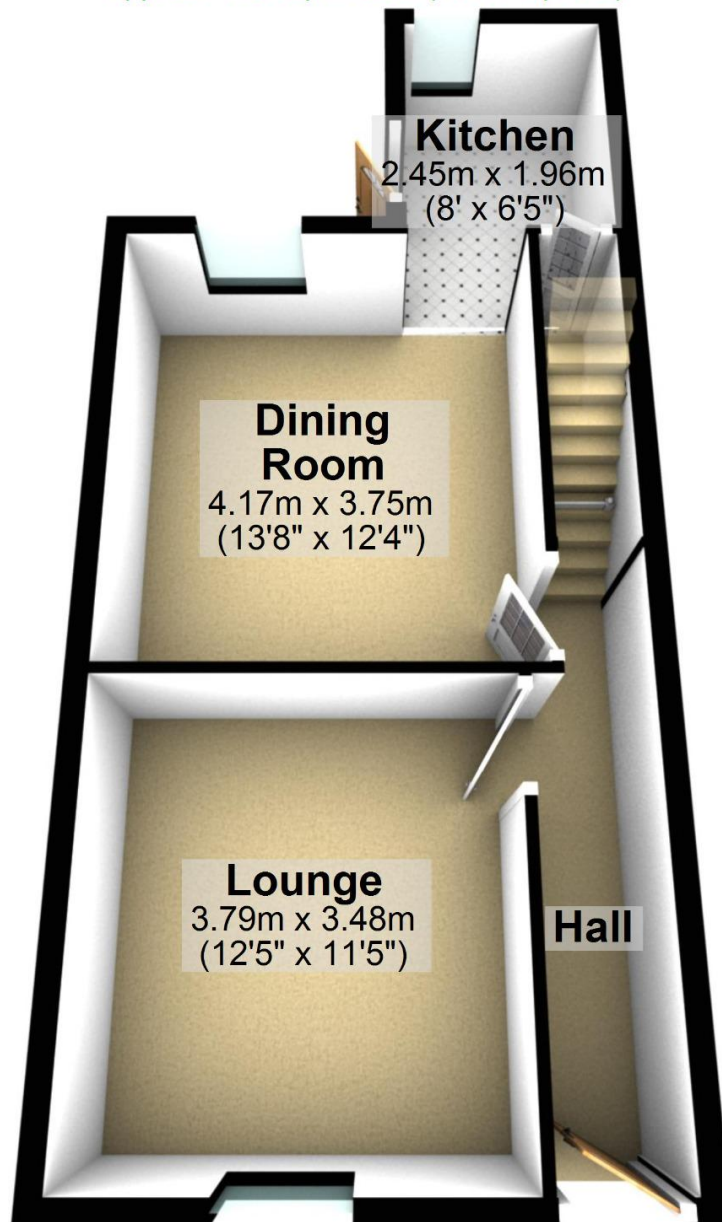
19/06/2026

# Property Floor Plans

82 Manchester Road, Hapton, Burnley, Lancashire, BB12 7LF

## Ground Floor

Approx. 41.9 sq. metres (451.1 sq. feet)



Creation Date

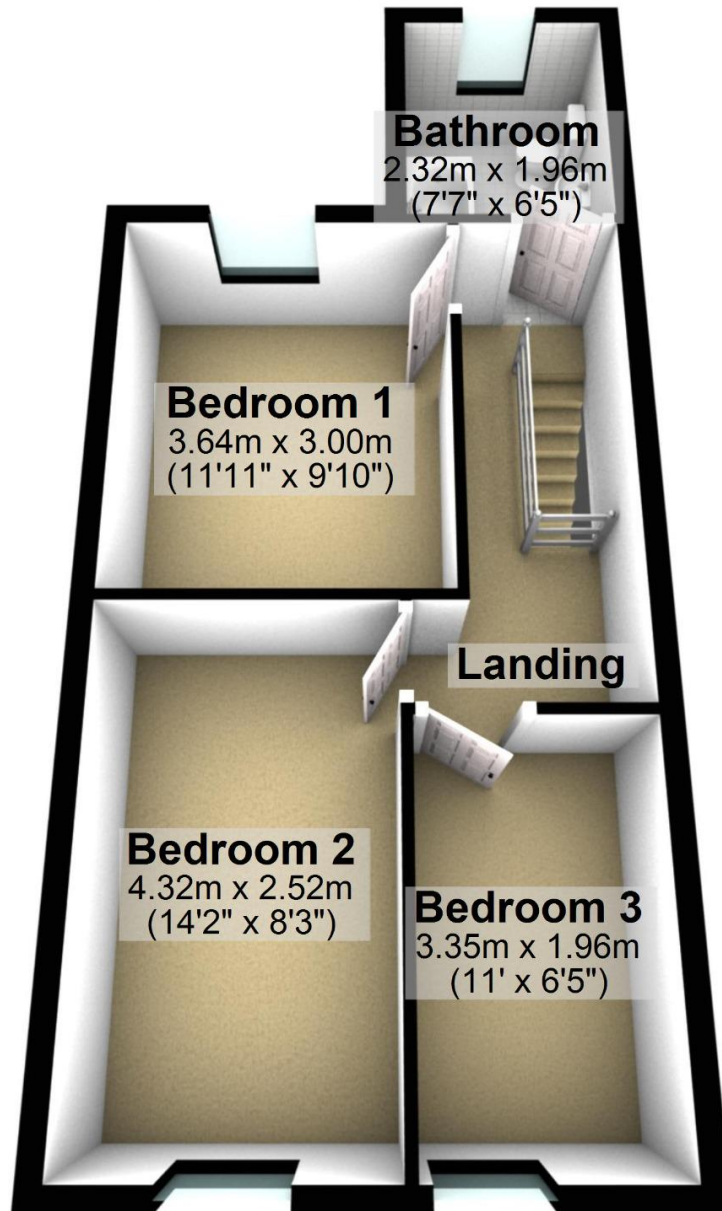
19/06/2026

# Property Floor Plans

82 Manchester Road, Hapton, Burnley, Lancashire, BB12 7LF

## First Floor

Approx. 41.7 sq. metres (448.5 sq. feet)

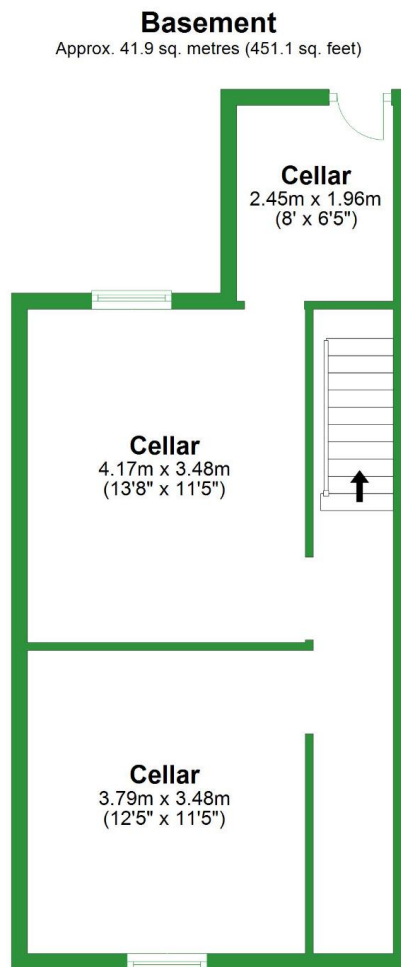


Creation Date

19/06/2026

# Property Floor Plans

82 Manchester Road, Hapton, Burnley, Lancashire, BB12 7LF



Total area: approx. 125.5 sq. metres (1350.8 sq. feet)

Creation Date

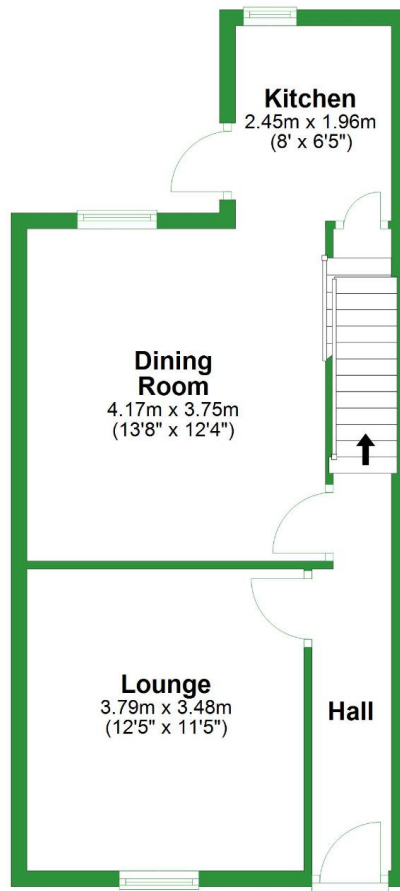
19/06/2026

# Property Floor Plans

82 Manchester Road, Hapton, Burnley, Lancashire, BB12 7LF

## Ground Floor

Approx. 41.9 sq. metres (451.1 sq. feet)



Creation Date

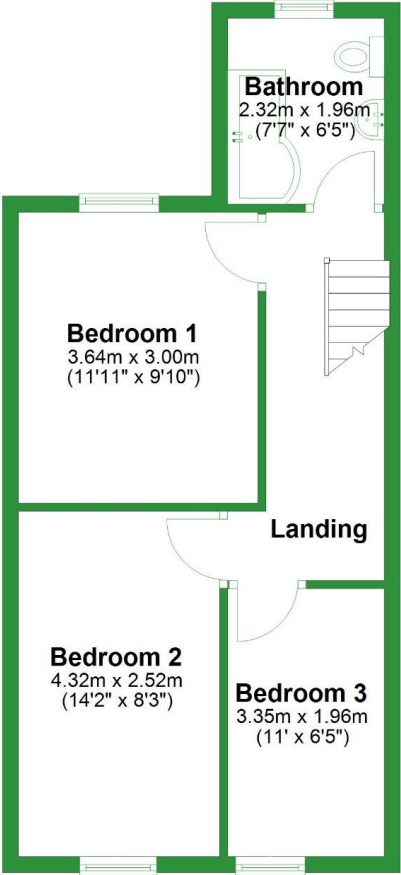
19/06/2026

# Property Floor Plans

82 Manchester Road, Hapton, Burnley, Lancashire, BB12 7LF

### First Floor

Approx. 41.7 sq. metres (448.5 sq. feet)



Creation Date  
**19/06/2026**

# Property Info

82 Manchester Road, Hapton, Burnley, Lancashire, BB12 7LF

## Property Type

House

## Property Style

Terraced

## Bedrooms

3

## Bathroom

1

## Receptions

2

## Tenure Type

Freehold

## Floor Area

1350

## Agency Type

Sole

## Parking

Street Parking

## Type

Sales

## Electricity

Mains Supply

Creation Date

**19/06/2026**

# Property Info

82 Manchester Road, Hapton, Burnley, Lancashire, BB12 7LF

## Water Supply

Mains

## Sewerage

Mains Supply

## Heating

Gas Central

## Broadband

FTTC, FTTP

## Accessibility

-

## Restrictions

-

## Condition

Good

## Flooded In Last Five Years

No

## Current Annual Ground Rent

-

## Current Service Charge

-

## Rent Review Period (Year)

-

Creation Date

**19/06/2026**

# Property Info

82 Manchester Road, Hapton, Burnley, Lancashire, BB12 7LF

## Ground Rent Percentage Increase

-

## Service Review Period (Year)

-

## Lease End Date

-

## Price Qualifier

OIRO

## Price

£139,950

## Land Size

-

## Age of Property

-

## Year Built

-

## New Home

No

Creation Date

**19/06/2026**

# Property Features

82 Manchester Road, Hapton, Burnley, Lancashire, BB12 7LF

## Feature 1

Generous Three Bedroom Mid Terrace

## Feature 2

Three Cellar Rooms With Versatile Use

## Feature 3

Spacious Lounge And Dining Room

## Feature 4

Bright Kitchen Located To The Rear

## Feature 5

Perfect Location For Commuters With Access To M65 And A56

## Feature 6

Great Investment Opportunity Sold With A Tenant In Situ

## Feature 7

Excellent Range Of Nearby Amenities Including Supermarkets, Shops, Cafes And Leisure Facilities

## Feature 8

Close To Local Primary And Secondary Schools

Creation Date

**19/06/2026**

# Property Description

82 Manchester Road, Hapton, Burnley, Lancashire, BB12 7LF

**Spacious Three-Bedroom Mid Terraced Property Offering Generous Accommodation Throughout**

## Key Features

Ideal investment opportunity with tenant in situ, providing immediate rental income  
Current rent - 795 PCM  
Three useful cellar rooms providing excellent storage and flexible additional space  
Spacious lounge positioned to the front of the property  
Separate dining room ideal for family living and entertaining  
Fitted kitchen located to the rear with access to the yard  
Three well-proportioned bedrooms situated on the first floor  
Family bathroom serving all bedrooms  
Enclosed rear yard providing a low maintenance outdoor area  
Well-maintained home ready for a new owner to add to their investment portfolio  
Flexible accommodation arranged over three levels  
Convenient location with easy access to Padiham, Burnley and Huncoat  
Excellent range of nearby amenities including supermarkets, shops, cafes and leisure facilities  
Close to local primary and secondary schools  
Excellent commuter location with easy access to Hapton railway station and the M65 motorway network  
Popular residential location combining convenience with everyday practicality

Located on Manchester Road in Hapton, this well-maintained three-bedroom mid-terraced property presents an excellent investment opportunity and is offered for sale with a tenant in situ, providing immediate rental income from completion.

The property benefits from three rooms within the cellar, providing useful additional space that could be used for storage or adapted to suit a range of needs.

On the ground floor, there is a bright and spacious lounge positioned to the front of the

**Creation Date**

**19/06/2026**

# Property Description

82 Manchester Road, Hapton, Burnley, Lancashire, BB12 7LF

home, while the dining room sits centrally and leads through to a kitchen located at the rear. This layout works well for everyday living and offers practical accommodation for tenants.

To the first floor, there are three well-proportioned bedrooms along with a family bathroom. Externally, the property has a rear yard area, offering a private outdoor space with room for seating or storage.

The property is well placed for local amenities and everyday essentials. Transport links are excellent, with Hapton railway station providing direct connections towards Burnley, Blackburn and Manchester, making it attractive to commuters. Road links via the A682 and M65 are also within easy reach.

From the Agent's Perspective:

This is a fantastic opportunity for investors seeking a property that generates income from day one. With a tenant already in situ, the property offers an established rental arrangement alongside generous and versatile accommodation.

The three cellar rooms provide valuable additional space alongside the lounge, dining room and three bedrooms, while the convenient location ensures continued appeal to tenants. Excellent access to Padiham, Burnley, local amenities, rail services and the M65 motorway network further enhances its investment credentials.

Overall, this is a substantial and well-maintained property in a popular residential location, offering immediate rental income and strong long-term investment potential.

Additional Information

Creation Date

**19/06/2026**

# Property Description

82 Manchester Road, Hapton, Burnley, Lancashire, BB12 7LF

Tenure- Freehold

Council tax band - A

Heating- Gas central heating

Electric- Mains

Drainage - Mains

## 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

**19/06/2026**