



71 Manchester Road

Hapton, Burnley

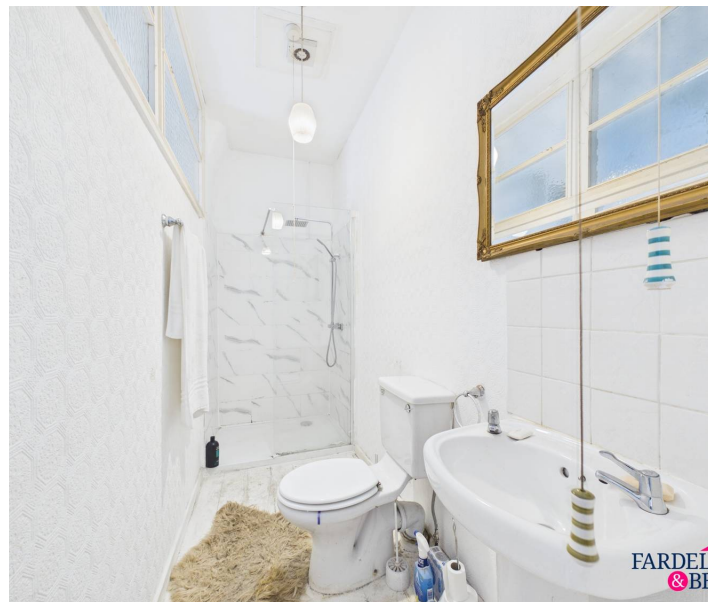
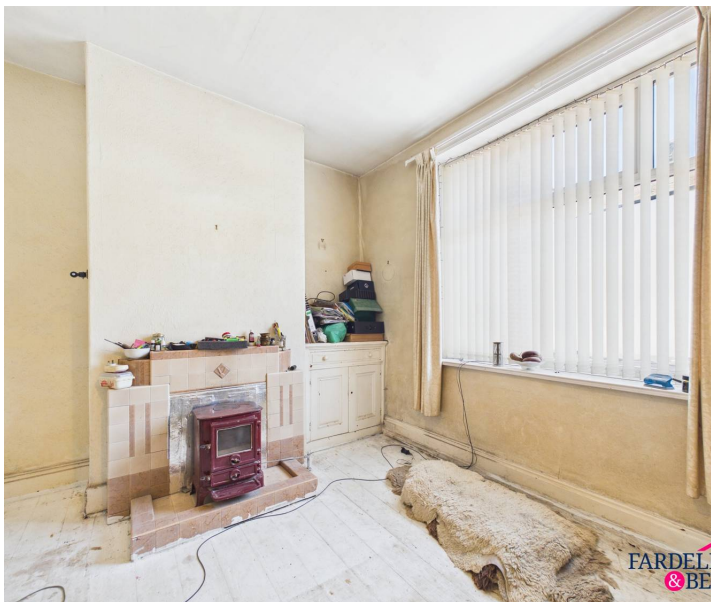
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

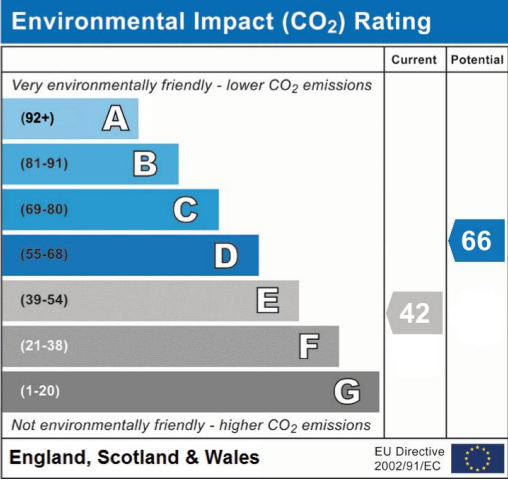
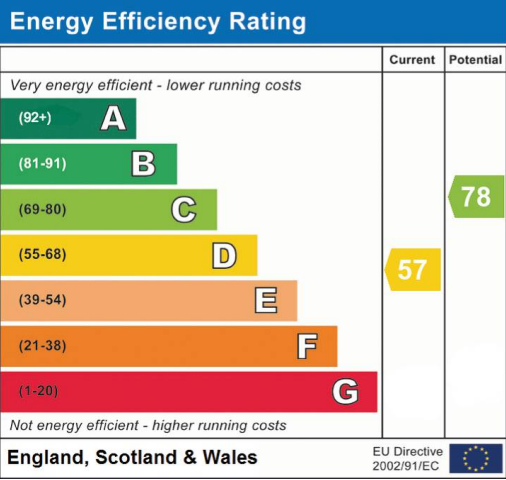
- Mid Terraced - 3 Bedrooms
- Hapton Location
- Chain Free Sale
- Renovation Opportunity
- Perfect for any Investors or First Time Buyers
- Cellar
- Parking to the rear
- Leasehold tenure, annual ground rent £1.10 & Council Tax Band A

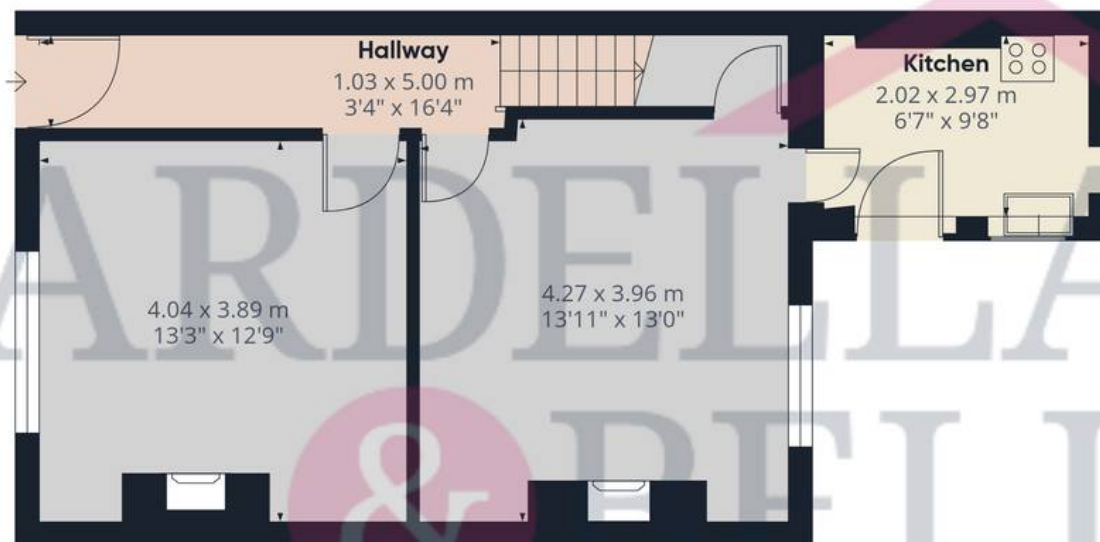


Property Description

Internally, this three-bedroom mid-terraced home offers generously proportioned accommodation arranged over two floors, together with useful cellar space beneath the property. The ground floor comprises two separate reception rooms, providing flexible space for both living and dining. The rear reception room features a characterful cast-iron log burner set within a substantial chimney breast, creating an attractive focal point. Beyond this is a kitchen area with space for appliances, a practical utility section and access to a downstairs WC. The property now requires a programme of modernisation, presenting an excellent opportunity for a purchaser to redesign and improve the accommodation to suit their own taste and requirements. Upstairs, the landing provides access to three bedrooms, including two well-sized doubles and a further single room, alongside a family bathroom fitted with a shower, wash basin and WC. With spacious rooms, useful ancillary areas and significant potential thro





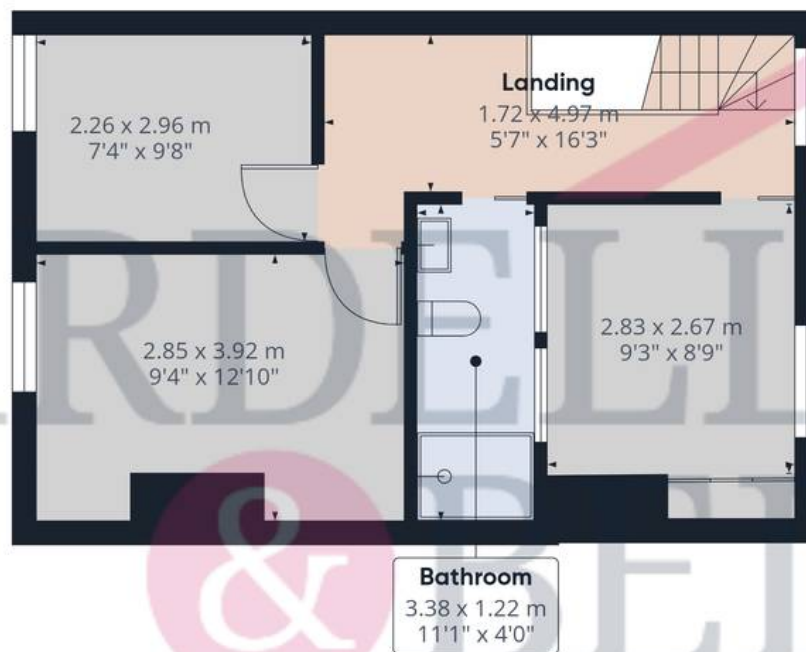


Floor 0

Approximate total area⁽¹⁾

83.3 m²

895 ft²



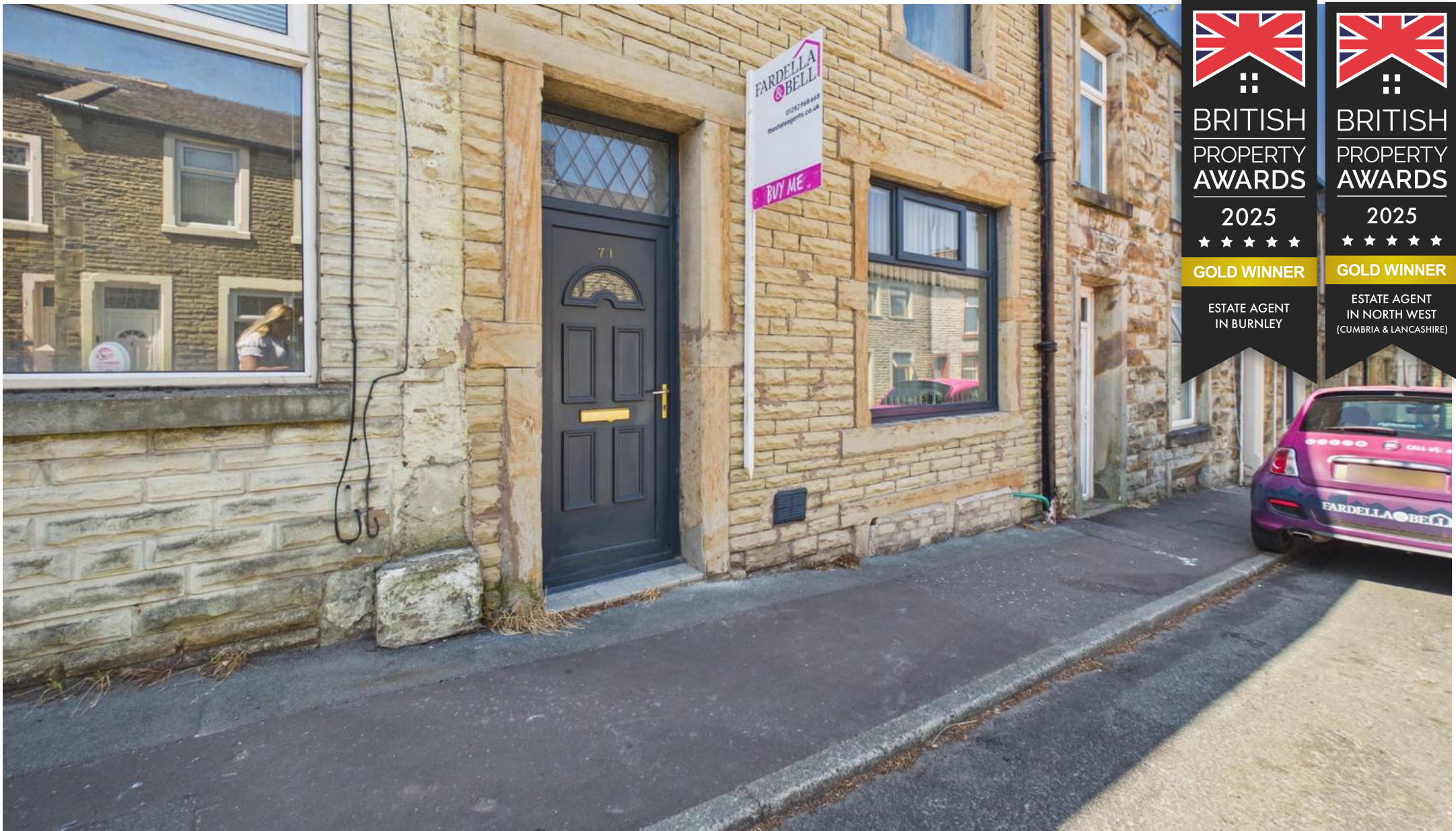
Floor 1

(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.

GIRAFFE360





BRITISH
PROPERTY
AWARDS

2025
★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BURNLEY



BRITISH
PROPERTY
AWARDS

2025
★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORTH WEST
(CUMBRIA & LANCASHIRE)

Fardella & Bell Estate Agents

143 Burnley Road,, Padiham – BB12 8BA

01282 968 668 • info@fbestateagents.co.uk • fbestateagents.co.uk/

