



## 75 Hapton Road

Padiham, Burnley

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Garden Fronted Family Home
- Stunning Condition Throughout
- Two Double Bedrooms
- Ample Storage
- Council Tax Band A - Leasehold Tenure
- No Chain
- Popular Location
- Two Reception Rooms



## Ground Floor

The ground floor offers a welcoming and practical layout, ideal for both everyday living and entertaining. The accommodation is presented in immaculate condition, reflecting a high standard of renovation throughout. You are greeted by a hallway that leads through to a bright and comfortable living room, positioned at the front of the property. A bay window draws in natural light, creating a relaxed space to unwind at the end of the day. To the rear, the dining room provides a generous setting for family meals or hosting friends. Its position between the living room and kitchen creates a natural flow through the home. The kitchen itself has been thoughtfully arranged with modern units and worktops, offering a clean and functional space for cooking, with direct access out to the rear.

## First Floor

Upstairs, the sense of quality continues, with the accommodation maintained to an immaculate standard throughout. There are two well-proportioned bedrooms, both offering ample space for furnishings and enjoying a pleasant outlook. These rooms are versatile and can easily adapt to suit a range of needs, whether as bedrooms, a home office or guest space. The bathroom has been finished in a contemporary style, complete with a full suite including a bath with overhead shower, wash basin and WC. The room is set in a slightly raised position, which allows for a useful storage area beneath. This additional space is accessed from Bedroom Two, offering a practical solution for keeping belongings neatly organised. A central landing connects all rooms, maintaining a sense of openness and easy movement throughout the floor.

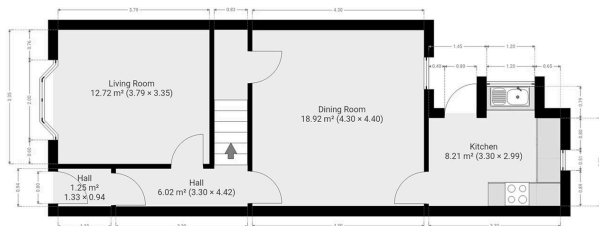






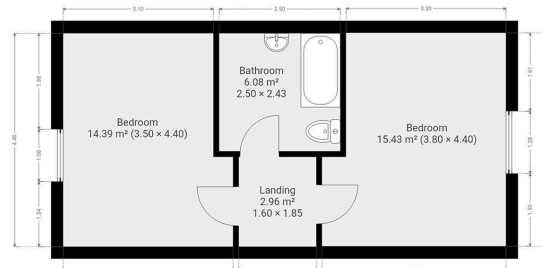
## External

To the rear, the property benefits from a low-maintenance courtyard garden. This private outdoor space is perfect for enjoying a morning coffee or some fresh air, without the upkeep of a larger garden. Its enclosed design provides a sense of privacy and security. The front of the property enjoys a traditional façade that reflects the character of the surrounding area, and is garden fronted.



Total Property Area: approx - 85.95 Sq Meters (925.16 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any extra floor areas), openings and orientations are approximate. No liability is accepted for any errors and they do not form part of any agreement. No liability is taken for any error.



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