



86 Manchester Road

Hapton, Burnley

Council Tax band: A

Tenure: Freehold

- 2 Bedrooms + 2 Bathrooms
- Large Cellar Space
- Off Street Driveway Parking (rented annually - £200)
- Large Garden Plot
- 1439 sq ft
- Corner Plot + Views
- Gas Central Heating
- Chain Free Position
- Freehold



Cellar

A useful and spacious cellar is accessed directly from the kitchen, with an additional door leading out to the rear garden, offering excellent practicality. The space houses the boiler and benefits from power, lighting and generous headroom for storage or workshop use. With the right vision, this area presents exciting potential to be transformed into a lower-level living space, whether that be a snug, home office or additional accommodation. Subject to the relevant consents and any necessary building works, this could become a fantastic extension of the main home.

Property Description Ground Floor

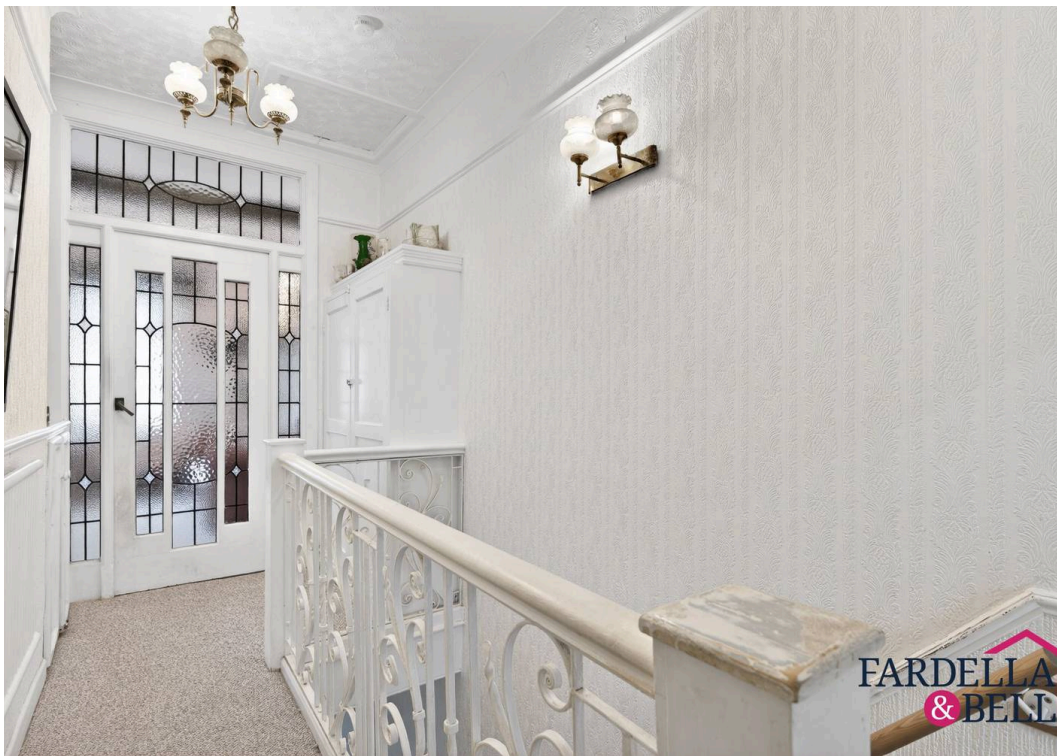
The ground floor opens via an entrance vestibule into a welcoming hallway, complete with staircase rising to the first floor and access to all main rooms. Positioned to the front is a versatile reception room, ideal as a second lounge, home office or additional bedroom depending on your needs. To the rear, the kitchen offers a practical layout with ample worktop and storage space, creating a functional hub of the home. Leading off the kitchen is a useful porch area, perfectly suited for utilities with space for appliances and direct access out to the rear.

Completing the ground floor is a conveniently located shower room, fitted with a three-piece suite, providing added flexibility for modern living.

Property Description First Floor

The first floor opens onto a spacious landing, enhanced by an attractive open balustrade staircase that adds character and a sense of openness. From here, a striking leaded glass door leads into what is currently utilised as the main living room. Elevated above street level, this space takes full advantage of its position, offering a bright and airy setting with an outlook that naturally suits a lounge arrangement. To the rear, the main bedroom provides a more private retreat, well-proportioned and positioned away from the front aspect for added tranquillity. The first floor is completed by a three-piece suite bathroom, fitted with bath, wash basin and WC, serving both rooms comfortably.





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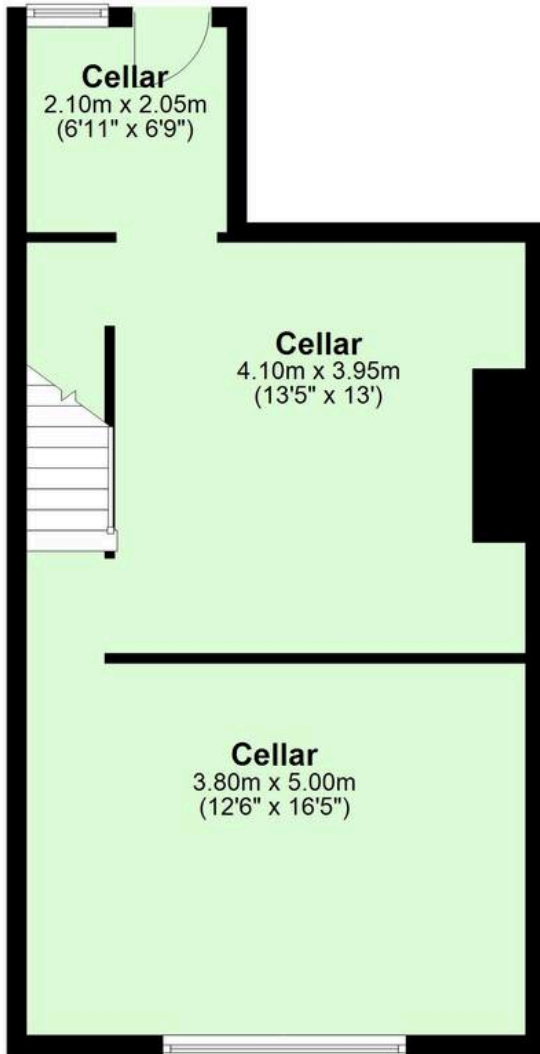


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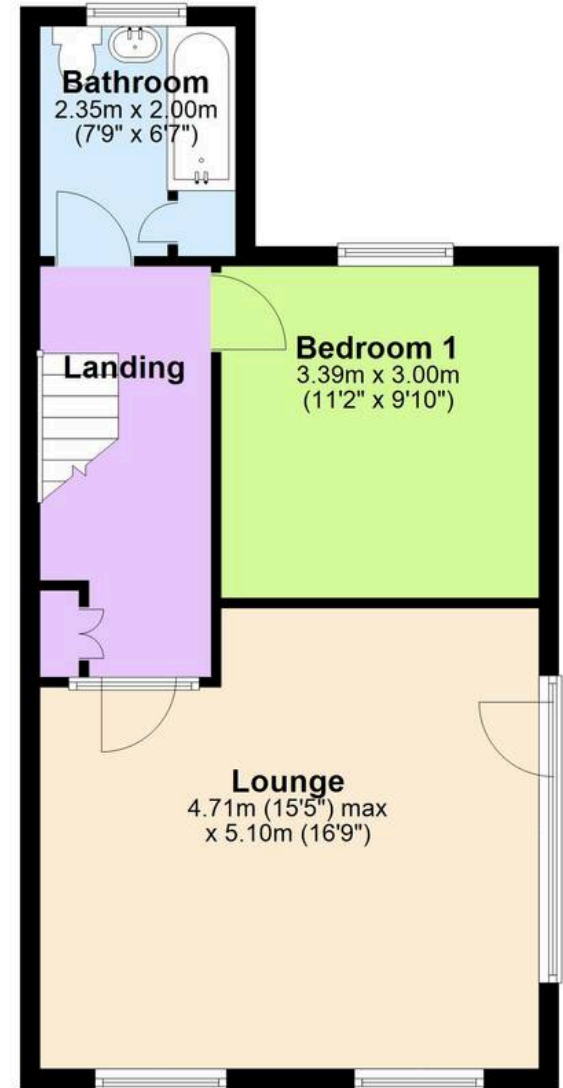
Basement



Ground Floor



First Floor



Total area: approx. 133.8 sq. metres (1439.7 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)
Plan produced using PlanUp.

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GARDEN

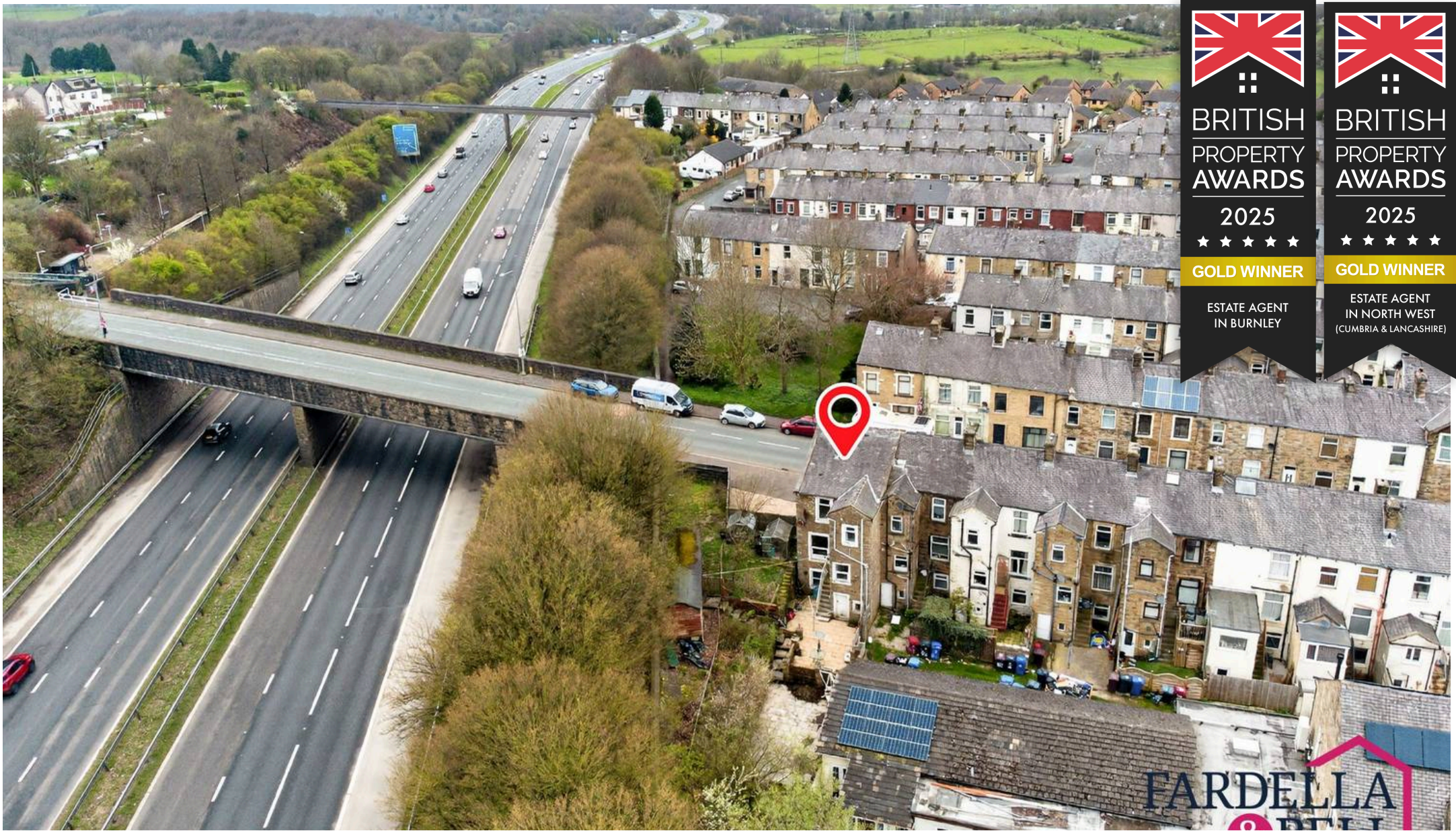
Externally, the property continues to impress with a well-balanced mix of practicality and potential. To the front, there is a driveway providing off-road parking, offering convenience from the outset. The driveway area is rented for £200 p/year. To the rear, the property boasts an extensive garden plot, stretching beyond the immediate patio and presenting a fantastic opportunity for those looking to create a truly special outdoor space. The garden is currently arranged across sections, including a paved patio area ideal for seating and entertaining, with steps leading up to further garden space that could be landscaped or cultivated to suit individual needs. A side shed/outbuilding provides useful external storage, perfect for tools, garden equipment or hobby use, adding to the overall functionality of the space. With its generous proportions and versatility, the outdoor offering here is a real asset, whether you are looking for outdoor entertaining space, gardening potential or simply room to grow.

DRIVEWAY

2 Parking Spaces

SECURE GATED





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