



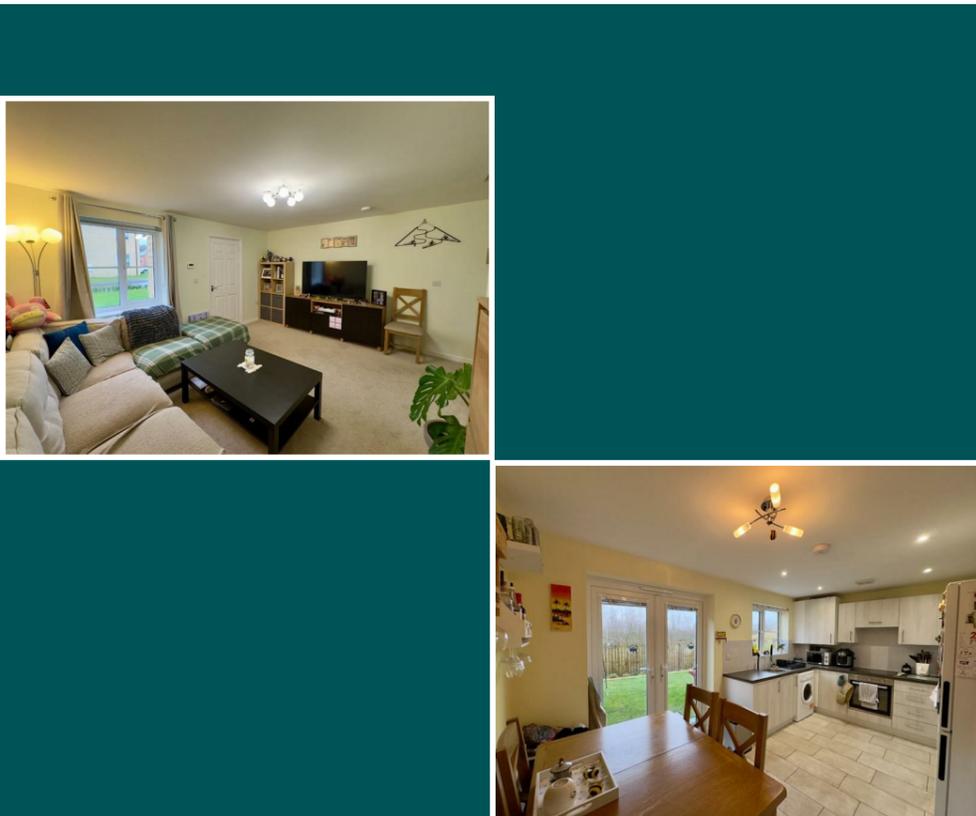
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Park Gate Close, Hapton

Total area: approx. 79.1 sq. metres (851.0 sq. feet)  
All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using Planip.



Asking Price £225,000



12 Park Gate Close  
Hapton  
Burnley  
BB12 7FG



Council Tax Band: C



An attractive three-bedroom detached family home on a sought-after Hapton development, offering excellent commuter links and countryside walks close by.

Petty Real are delighted to present to the market Park Gate Close, Hapton, a well-proportioned three-bedroom detached family home situated on a highly desirable residential development. Externally, the property boasts multiple off-road parking spaces, a detached garage providing additional storage, and well-maintained gardens to both the front and rear—ideal for families and outdoor entertaining. Conveniently located just a short drive from the M65 motorway and Accrington Bypass, the property offers excellent road links to Manchester and the surrounding areas. For those who enjoy the outdoors, the Leeds & Liverpool Canal and open countryside are within easy reach, placing scenic walks right on your doorstep.

### Property Description

Externally, the property benefits from a detached garage ideal for additional storage, measuring approximately 5.27m x 2.75m, alongside off-road parking.

Upon entering the property, to the left is a conveniently positioned ground floor W/C (1.57m x 0.89m) comprising a low-level WC and wash basin. The main reception room (4.52m x 4.44m) is a cosy yet well-proportioned living space, offering ample room for a variety of freestanding furniture including an L-shaped sofa, coffee table and TV with stand. The staircase to the first floor is located within this room, providing useful understairs storage.

Leading through to the rear is the open-plan kitchen dining room (2.91m x 4.45m). To the left, there is space for a dining table—perfect for hosting family and friends—while the kitchen area to the right features worktops along the rear, right and near walls. The sink is positioned beneath a window overlooking the rear garden, with the hob and oven located on the right-hand wall. All worktops benefit from storage units below, with additional wall-mounted cupboards providing further storage. There is also space for a freestanding fridge freezer and washing machine. Double doors open directly onto the rear garden, creating an excellent flow between indoor and outdoor living.

To the first floor, the main bedroom (3.95m x 2.45m) offers ample space for freestanding bedroom furniture. Bedroom three (2.49m x 1.87m), located at the front of the property, is ideal as a child's bedroom, home office or guest room. To the rear is bedroom two (3.37m x 2.48m), a generous double room which the current owners have utilised as the principal bedroom, highlighting the flexibility of the layout.

Completing the first floor is the family bathroom (1.86m x 1.86m), comprising a bath with overhead shower, wash basin and WC.

View more about this property online....

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