



## 2 Lapwing Close

Hapton, Burnley

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

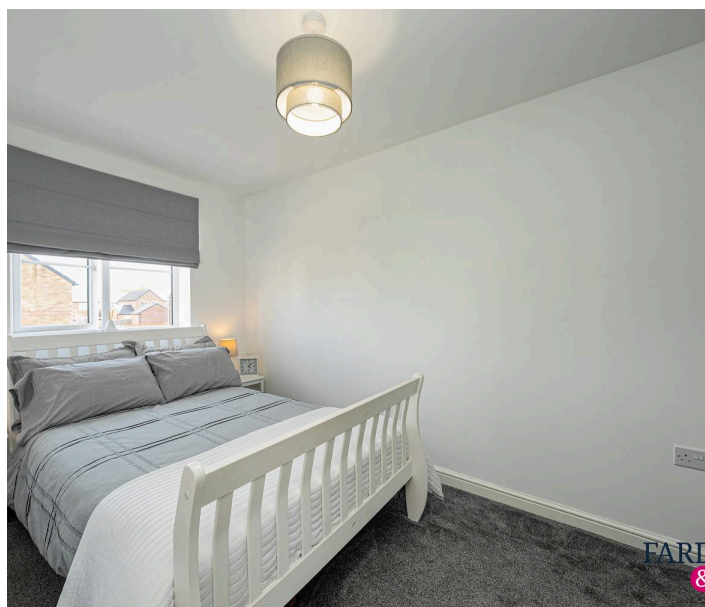
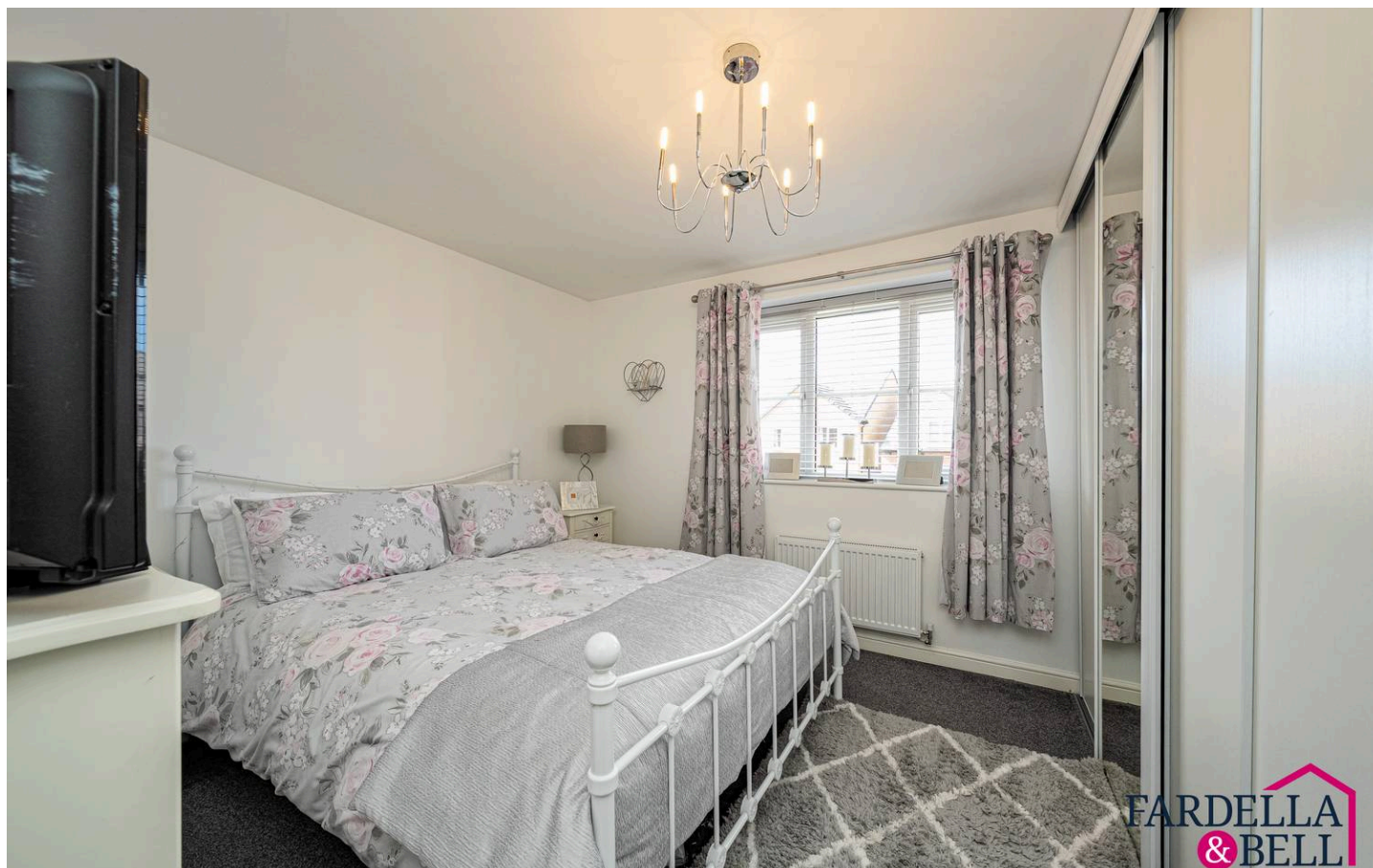
EPC Environmental Impact Rating: B

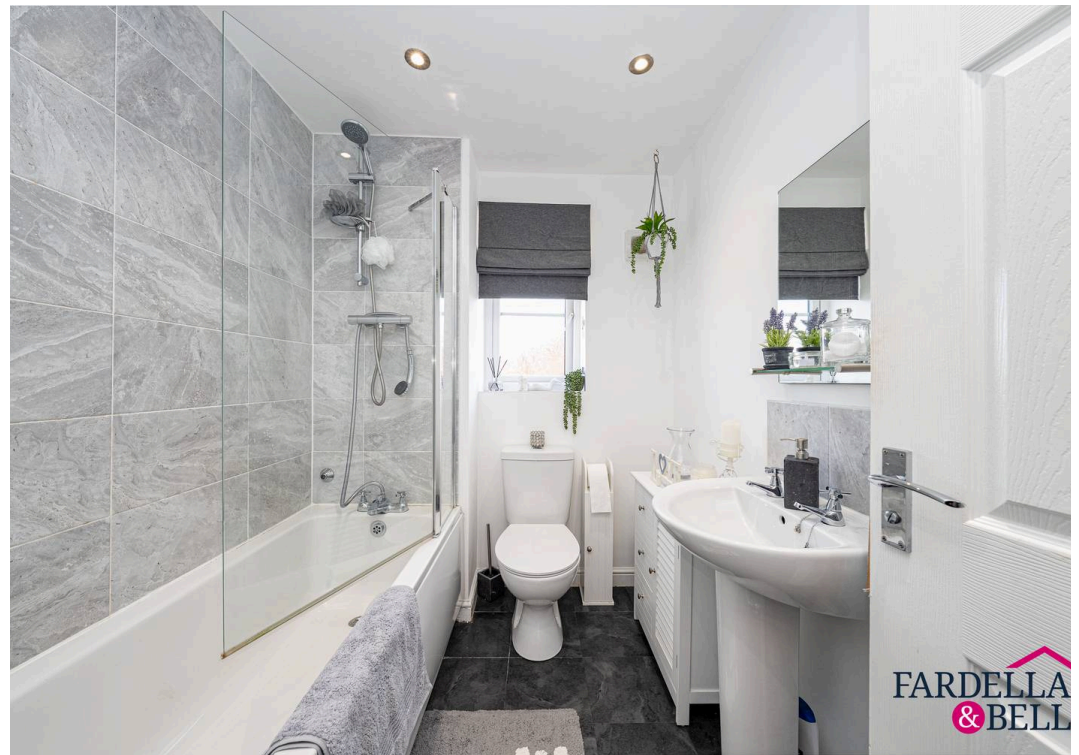
- Gas Central Heating + uPVC Double Glazing
- 2 Bedroom Semi Detached
- Popular Hapton Location
- Garden
- 628.9 sq feet
- private Hot Tub Area



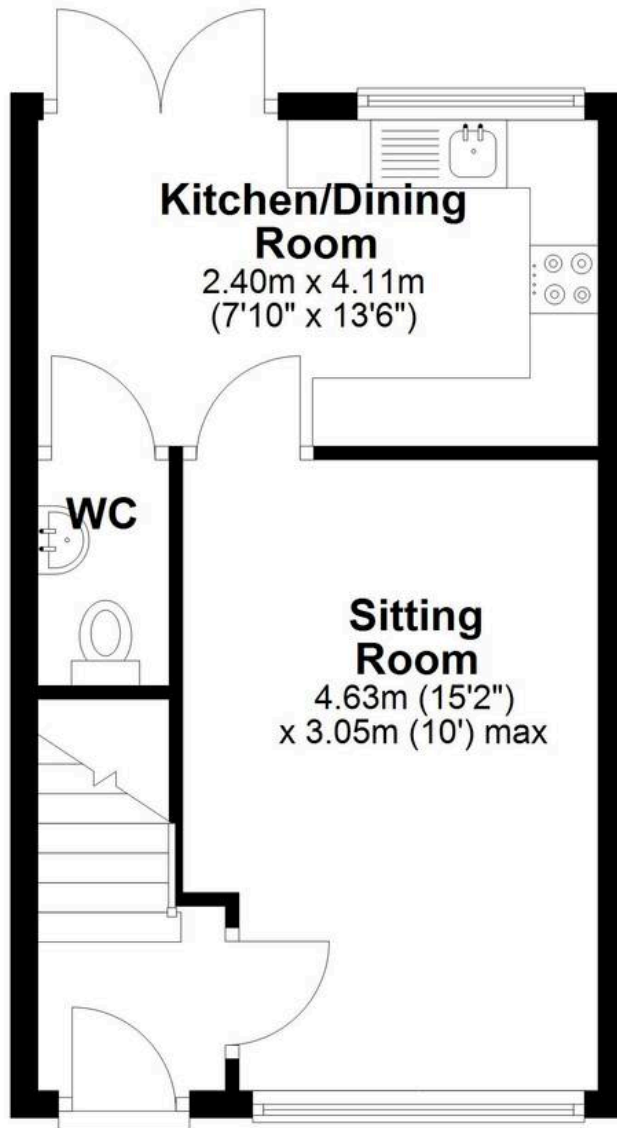
### Property Description

Beautifully presented throughout, this stylish two-bedroom home offers a well-balanced layout that is ideal for first-time buyers, downsizers or anyone seeking a move-in ready property. The home opens into a welcoming entrance hallway, setting the tone for the accommodation beyond, with a useful downstairs WC adding everyday practicality. The living room is a generous and inviting space, tastefully finished to create a comfortable setting for both relaxing and entertaining. To the rear, the kitchen dining room provides a bright and functional hub of the home, fitted with modern units, ample worktop space and room to dine, with direct access out to the rear garden. To the first floor, the property offers two genuine double bedrooms, both well-proportioned and presented in a clean, modern style. Completing the internal accommodation is the main family bathroom, fitted with a three-piece suite and finished in a fresh, contemporary manner.

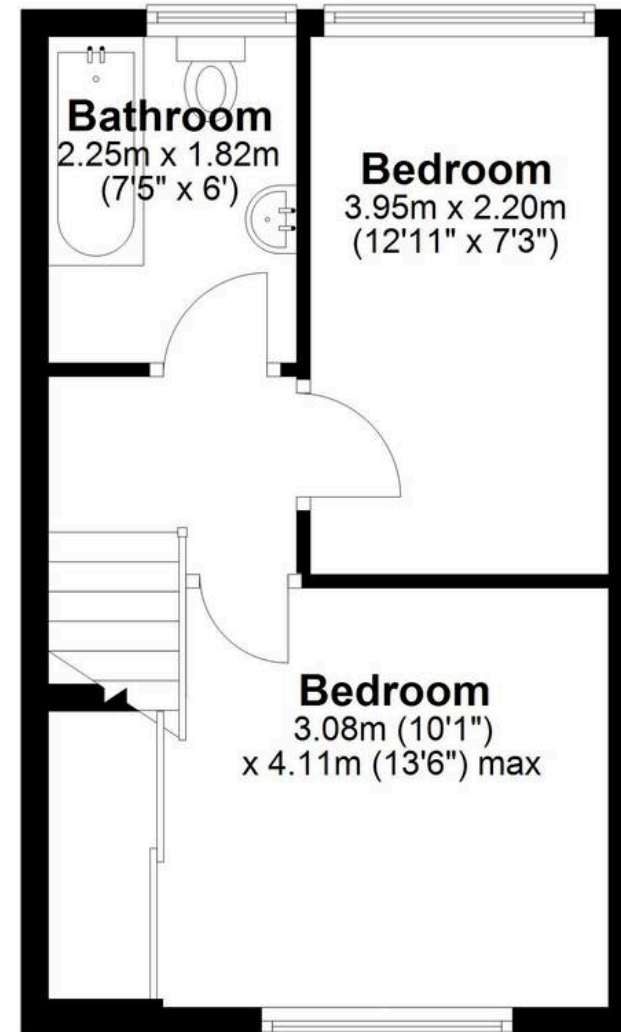




## Ground Floor



## First Floor



Total area: approx. 58.4 sq. metres (628.9 sq. feet)

Whilst every effort has been made to ensure the accuracy of these floorplans, measurements are approximate and should not be relied upon. The floorplans are for illustrative purposes only

Plan produced using PlanUp.

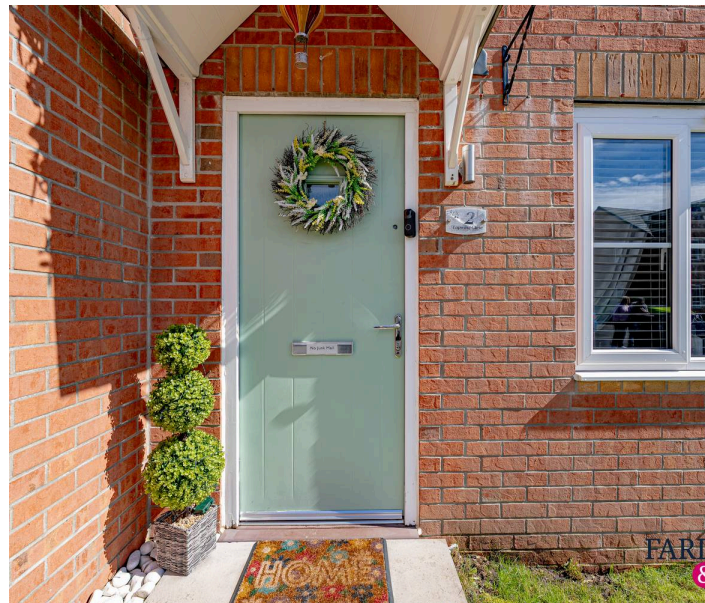


## GARDEN

Externally, the property enjoys a neat lawned frontage with a paved pathway leading to the main entrance, while a private driveway to the front provides off-road parking. To the rear, the garden offers a great mix of usable space, featuring a decked seating area ideal for outdoor dining or relaxing, a generous enclosed garden beyond, and a useful timber shed for storage. There is also a sheltered covered area to the side, currently arranged to house a hot tub, adding another attractive space to enjoy throughout the year.

## DRIVEWAY

2 Parking Spaces





BRITISH  
PROPERTY  
AWARDS

2025  
★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN BURNLEY



BRITISH  
PROPERTY  
AWARDS

2025  
★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN NORTH WEST  
(CUMBRIA & LANCASHIRE)

**FARDELLA**

## Fardella & Bell Estate Agents

143 Burnley Road,, Padiham - BB12 8BA

01282 968 668 • [info@fbestateagents.co.uk](mailto:info@fbestateagents.co.uk) • [fbestateagents.co.uk/](http://fbestateagents.co.uk/)

