



20 Navigation Drive

Hapton, Burnley

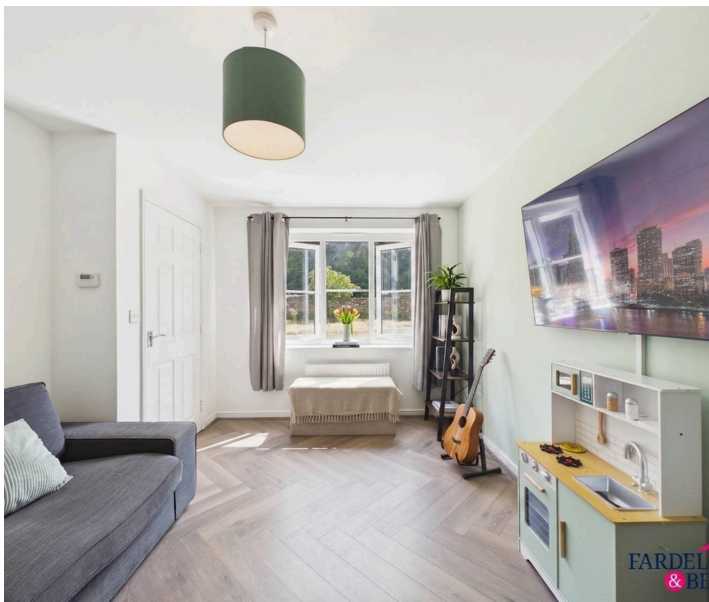
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Beautifully presented two bedroom semi-detached home
- Attractive corner plot position
- Quiet location within a modern residential development
- Freehold Tenure
- Council Tax Band B
- Driveway
- Landscaped Garden



Ground Floor

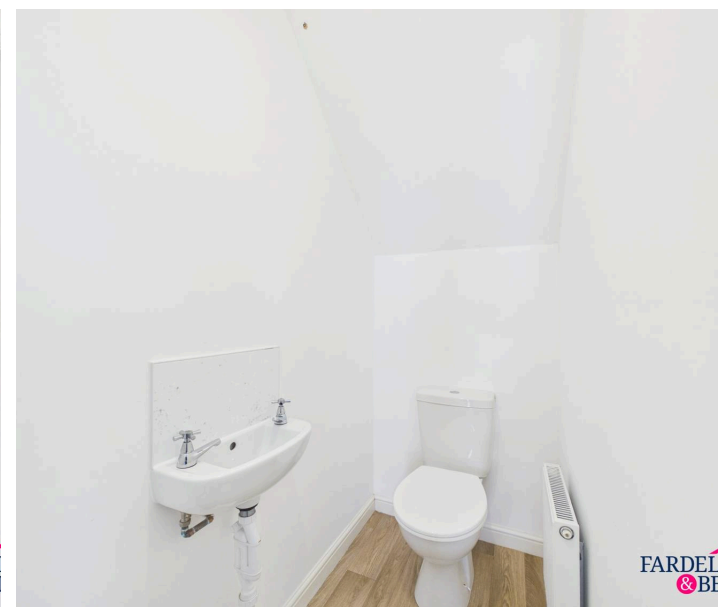
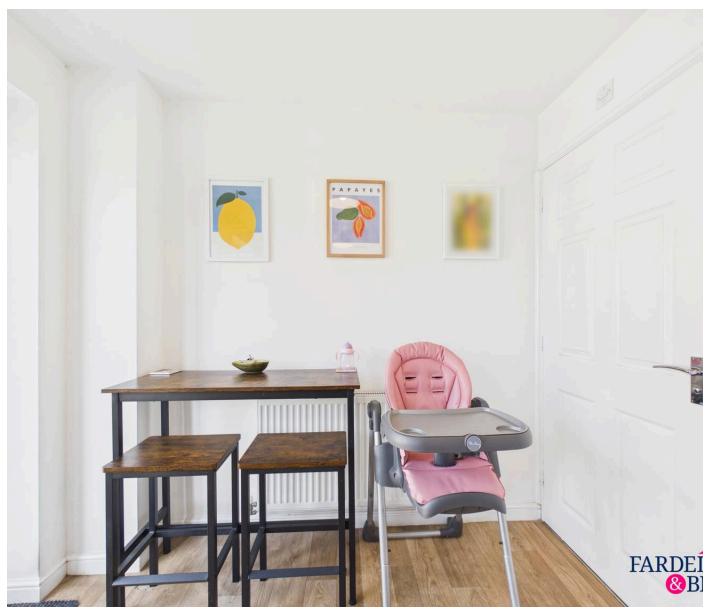
Step inside and you are welcomed by a bright entrance hallway, complete with a convenient ground floor WC. The spacious living room enjoys plenty of natural light thanks to dual aspect windows, creating a comfortable space to relax or entertain. To the rear, the modern fitted kitchen offers a range of wall and base units, integrated cooking appliances, and space for additional white goods. There is also ample room for a dining table, making it ideal for everyday family life. French doors open directly onto the enclosed rear garden, providing an easy transition between indoor and outdoor living.

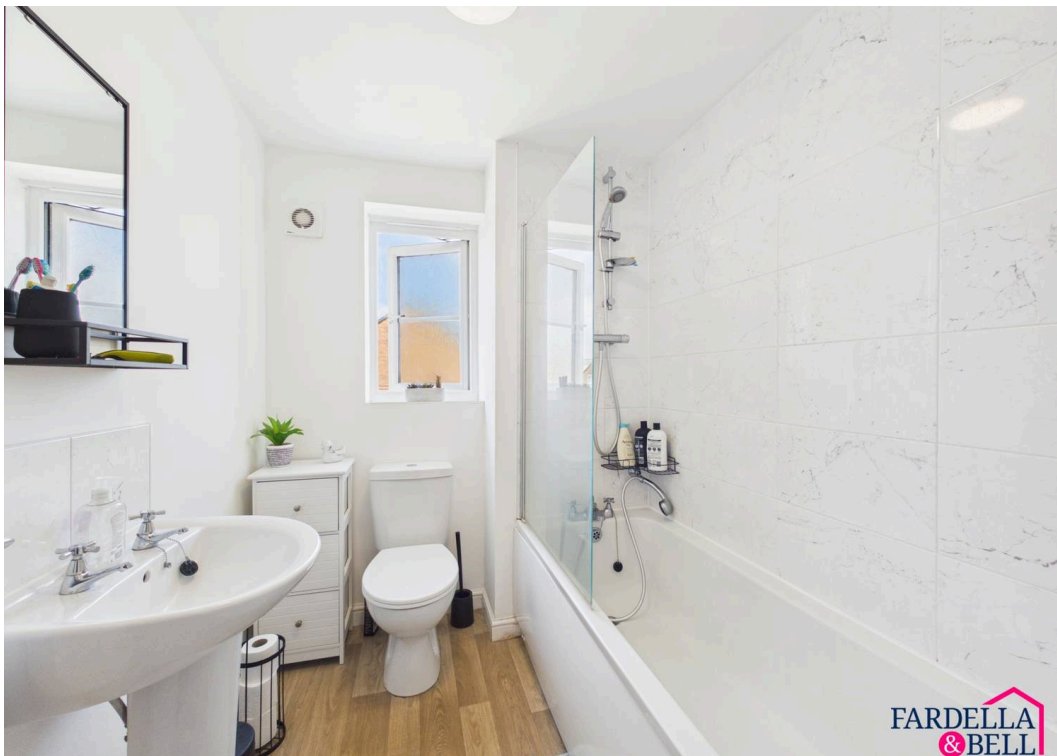
First Floor

The first floor offers two well-proportioned bedrooms, both finished in a fresh, contemporary style. The principal bedroom is particularly generous in size and benefits from a useful recessed area that is ideal for wardrobes or additional storage. The second bedroom is a comfortable single room that would also make an excellent nursery, dressing room or home office. Completing the accommodation is the modern family bathroom, fitted with a three-piece suite including a bath with shower over.

External

Occupying a desirable corner plot within a quiet part of this modern residential development, the property enjoys a larger than average outdoor space. The enclosed rear garden is mainly laid to lawn with a paved seating area, making it a great place for relaxing, entertaining or family play. A timber garden shed provides additional storage. To the front, there is a lawned garden alongside a private driveway providing off-road parking.



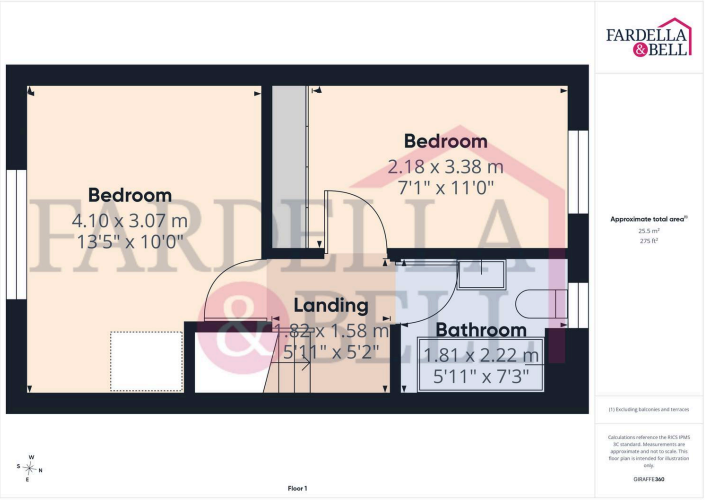




GARDEN

DRIVEWAY

2 Parking Spaces





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IN BURNLEY



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