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PettyTM
Real

58 Simpson Street
Hapton
Burnley
BB12 7LJ



For Sale

- Semi Detached Home Within The Heart Of Hapton!
- Three Bedrooms - Master Bedroom With Three Piece En-Suite.
- Cosy Reception Room With Bay Window & New Media Wall.
- Kitchen Dining Room.
- Spacious Conservatory Leading To Back Garden - Combining Indoor & Outdoor Living.

Offers In The Region Of £229,950

- Understairs W/C.
- Three Piece Family Bathroom.
- Two Off Road Parking Spaces.
- Situated A Short Drive From The M65 & Surrounding Local Amenities.
- Freehold | EPC Rating: TBC | Council Tax Band: C



Petty Real are delighted to present for sale this fantastic three-bedroom semi-detached family home on Simpson Street, Hapton. Perfectly located with excellent access to Padiham amenities and the M65 (Jct 9 & 10) for commuters, this property is a must-see.

To the front, the property benefits from two off-road parking spaces – ideal for a multi-car household.

Upon entering, you are greeted by a generous living room, a cosy primary living space boasting a contemporary media wall finish and a bright box bay window flooding the room with natural light. Double doors lead seamlessly into the superb open plan kitchen/diner. The kitchen features ample counter space, a built-in oven with electric hob, and microwave, while the large dining area has plenty of room for family gatherings. A spacious conservatory links the indoor space to the garden, perfect for extending living space. Completing the ground floor is a convenient downstairs WC located under the stairs.

Upstairs, the accommodation continues to impress. The Master Bedroom is a large double situated at the front, featuring built-in wardrobe space and a modern three-piece en-suite with a walk-in shower. Adjacent is the Family Bathroom, a contemporary three-piece suite comprising a bath, sink, and shower. Across the landing are the two further bedrooms, ideal as children's rooms, guest accommodation, or a home office.

The rear garden is low-maintenance, mainly patio, with two dedicated seating areas, including a raised decking area at the rear, perfect for relaxing or entertaining.

This property is an ideal family home in a sought-after location!

Contact Petty Real today to arrange a viewing!



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

Simpson Street, Hapton



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