





Hilton &  
Horsfall



BB12 7JP

## Manchester Road, Hapton

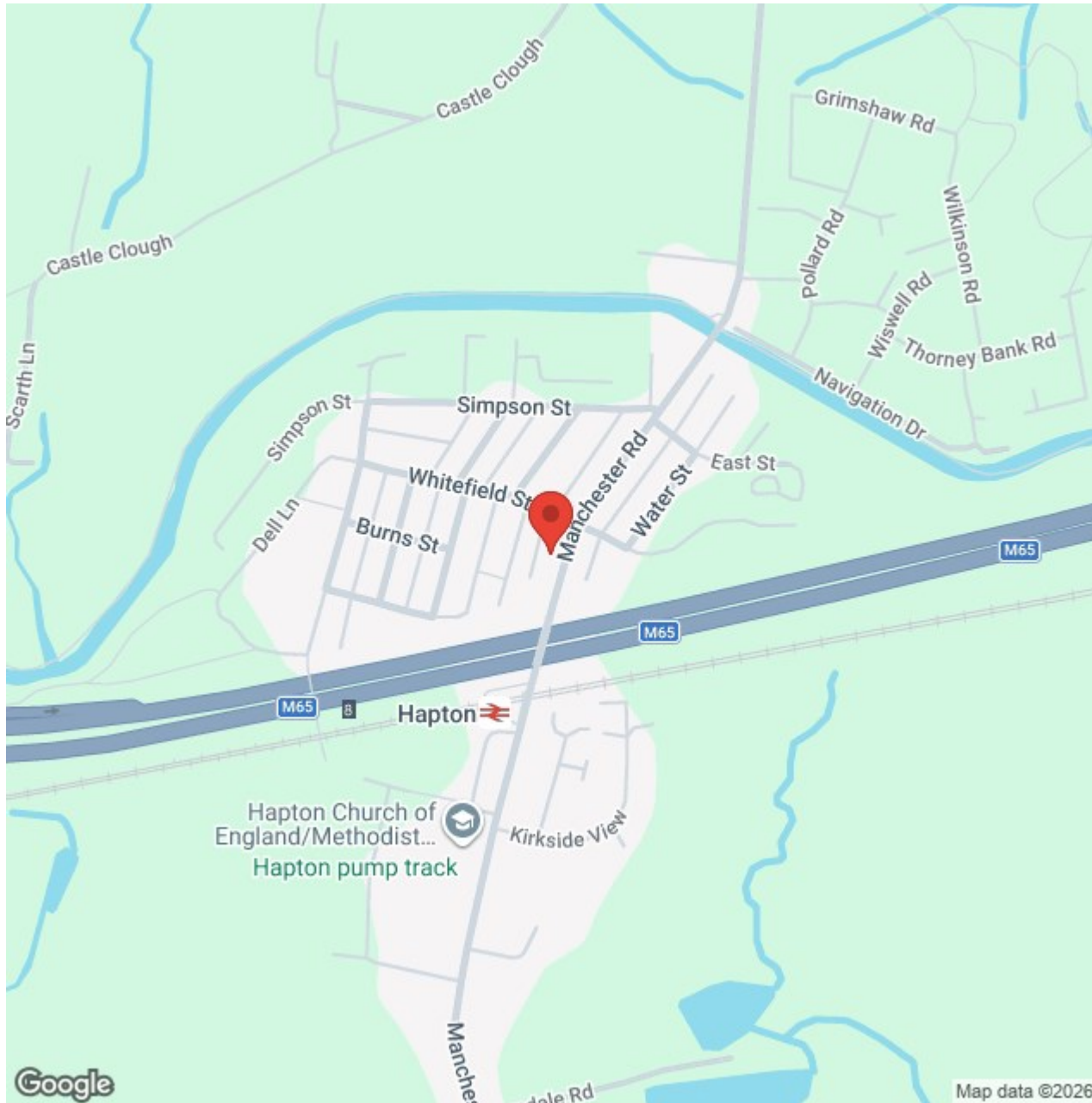
### Offers In The Region Of £145,000

- Spacious stone-built mid-terrace
- Three well-proportioned bedrooms
- Generous living and dining rooms
- Fitted kitchen to the rear
- Useful cellar wash room/storage
- Enclosed rear yard

A spacious three-bedroom stone-built mid-terrace offering well-proportioned accommodation arranged over three levels. The ground floor includes a welcoming living room with decorative ceiling beams and a fireplace, a generous dining room with access to the cellar, and a fitted kitchen positioned to the rear. To the first floor are three bedrooms and a three-piece bathroom, while the cellar provides useful additional storage and is currently utilised as a wash room. Externally, the property benefits from an enclosed rear yard with gated access to the rear alley. Positioned along Manchester Road in Hapton, the property offers convenient access to local amenities, transport links and surrounding East Lancashire towns, making it a practical home for a range of buyers.











# Lancashire

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## GROUND FLOOR

### ENTRANCE VESTIBULE

#### LIVING ROOM 12'1" x 16'6" (3.70m x 5.04m)

A spacious and welcoming living room positioned to the front of the property, featuring a window which allows plenty of natural light to enter. Decorative ceiling beams and a fireplace with a timber mantel add character, while the generous proportions provide ample space for a range of seating and freestanding furniture.

#### DINING ROOM 13'10" x 16'7" (4.24m x 5.07m)

A generously proportioned dining room positioned to the rear of the property, providing ample space for a large dining table and additional freestanding furniture. A window allows natural light to enter, while the open access into the kitchen creates a practical flow between the two rooms. The staircase rises to the first floor and a further doorway provides access to the cellar.

#### KITCHEN 11'1" x 8'7" (3.40m x 2.63m)

A well-equipped kitchen positioned to the rear of the property, fitted with a range of matching wall, base and drawer units, complemented by wood-effect work surfaces and a contrasting inset sink with mixer tap. There is space for a freestanding cooker and additional appliances, while a large window allows plenty of natural light to enter and provides an outlook over the rear yard.

#### CELLAR 11'9" x 16'6" (3.60m x 5.03m)

A useful cellar providing excellent additional storage space and

currently utilised as a wash room, with provision for laundry appliances. Accessed via stairs from the dining room, the cellar offers a practical area for household storage and everyday utility use.

## FIRST FLOOR / LANDING

#### BEDROOM ONE 14'11" x 9'7" (4.56m x 2.93m)

A spacious double bedroom positioned to the front of the property, featuring a window which provides plenty of natural light. The room offers ample space for a double bed together with a range of freestanding bedroom furniture and a dressing area.

#### BEDROOM TWO 8'3" x 10'3" (2.53m x 3.13m)

A good-sized bedroom positioned to the rear of the property, featuring a window which provides natural light. Currently utilised as a home office, the room offers flexibility for use as a bedroom, study or dressing room.

#### BEDROOM THREE 8'10" x 6'6" (2.70m x 2.00m)

A well-proportioned bedroom positioned to the front of the property, featuring a window which allows natural light to enter. Currently arranged as a home office, the room would also be suitable for use as a single bedroom, nursery or study.

#### BATHROOM 11'2" x 4'6" (3.41m x 1.39m)

A three-piece bathroom fitted with a panelled bath with shower over, a pedestal wash basin and a low-level WC. Finished with tiled walls and flooring, the room also benefits from a frosted window providing natural light and ventilation.

## LOCATION

Situated on Manchester Road in the popular village of Hapton, the property is conveniently positioned for a range of local amenities, shops and schools, with Hapton railway station also within easy reach. The village is well placed for access to Burnley, Padiham and the wider East Lancashire region, while nearby motorway links provide convenient connections for commuters.

## 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/manchester-road-hapton>

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## OUTSIDE

Externally, the property occupies a traditional stone-built mid-terrace position with direct access from Manchester Road. To the rear is an enclosed yard providing a useful outdoor seating area, together with gated access to the rear alley.

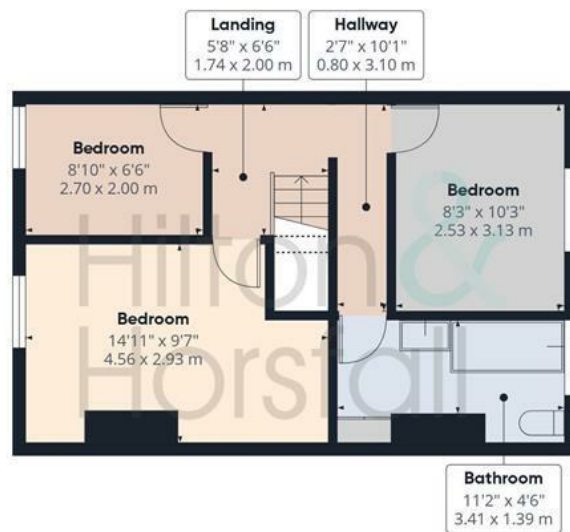




Floor -1



Ground Floor



Floor 1

Hilton & Horsfall

Approximate total area<sup>(1)</sup>

1100 ft<sup>2</sup>

102.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.







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