

Because life is

PettyTM
Real

11 Kirkside View
Hapton
Burnley
BB11 5RJ



For Sale

Asking Price £360,000

- Detached Bungalow
- Three Bedrooms
- Drive & Carport
- Garage
- Stunning Views

- Large Living Room
- Conservatory
- Close To Local Transport
- Quiet Location
- EPC Rated C



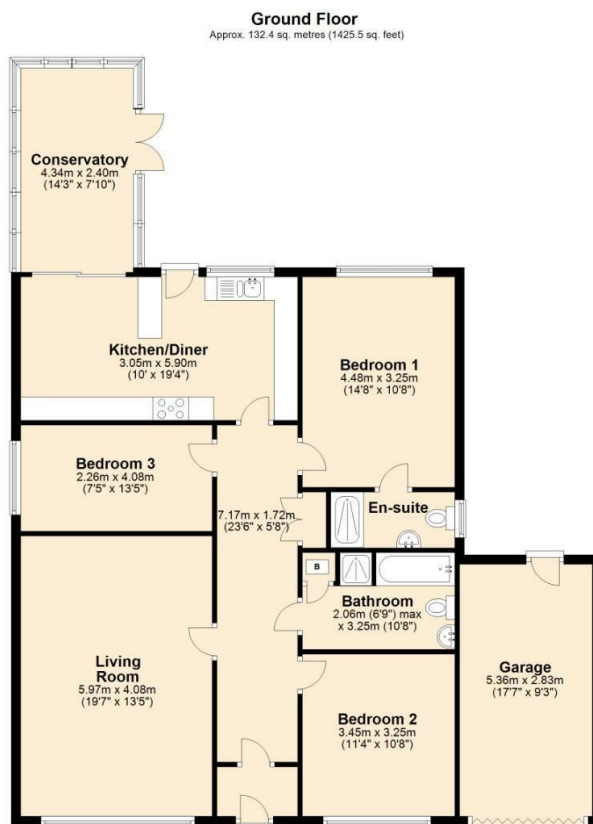
Nestled in the sought-after village of Hapton, this charming detached bungalow is situated on a serene cul-de-sac, offering tranquillity and convenience in equal measure. Ideally located, it provides easy access to local transport links and the M65 motorway, making commuting a breeze.

The property boasts a well-maintained lawn at the front, complemented by a spacious drive and carport leading to a garage on the side. The driveway and carport can accommodate 3-4 cars, providing ample parking for residents and guests. The garage features an electric door, offering both secure parking or additional storage space.

Upon entering through the front door, you are greeted by a generous hallway that ensures seamless access to all areas of the home. Situated on the left is the large, bright living room, perfect for relaxation and entertaining. It features a cosy fireplace with a gas fire, creating a warm and inviting atmosphere. Located to the right is the second bedroom, which benefits from picturesque front-facing views of Pendle Hill, making it a serene retreat.

Towards the rear, the family bathroom is well-appointed with a shower, bath, W/C, and pedestal basin, all illuminated by a stylish Velux window. Positioned at the back of the house, the master bedroom offers stunning views over the adjacent fields. It includes its own three-piece en-suite with a shower, providing a private and luxurious space. There is also an additional third bedroom which can serve as either a bedroom or a convenient office space, catering to your needs.

The heart of the home is the modern fitted kitchen diner, equipped with integrated appliances including a five-ring hob, double oven, and dishwasher. A handy breakfast bar is perfect for casual dining, while there is also ample space for a dining table. Finally, the conservatory at the rear of the house is the perfect spot to enjoy the garden and the scenic views over the fields, offering a peaceful and sunny space year-round.



Total area: approx. 132.4 sq. metres (1425.5 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 Manchester Road, Burnley, Lancashire, BB11 1HH

T.

Burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk

property.management@pettyreal.co.uk

www.pettyreal.co.uk