

# Property Details

10, Pendle View, Higham, Burnley,  
Lancashire, BB12 9BW

OIRO £180,000



# Property Photos

10, Pendle View, Higham, Burnley, Lancashire, BB12 9BW



Creation Date  
**24/06/2025**

# Property Photos

10, Pendle View, Higham, Burnley, Lancashire, BB12 9BW



Creation Date

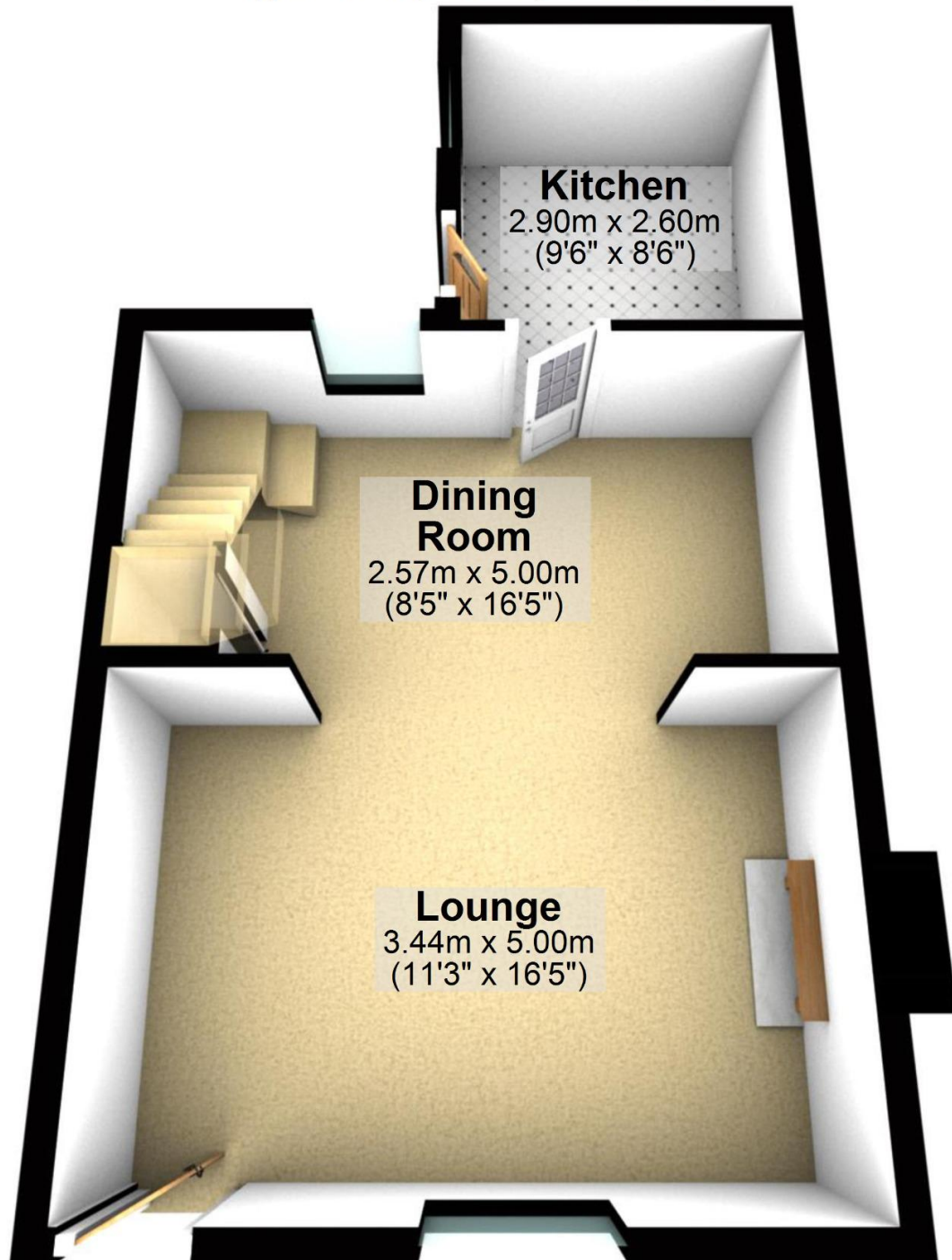
24/06/2025

# Property Floor Plans

10, Pendle View, Higham, Burnley, Lancashire, BB12 9BW

## Ground Floor

Approx. 38.4 sq. metres (412.8 sq. feet)



Total area: approx. 68.9 sq. metres (741.6 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.

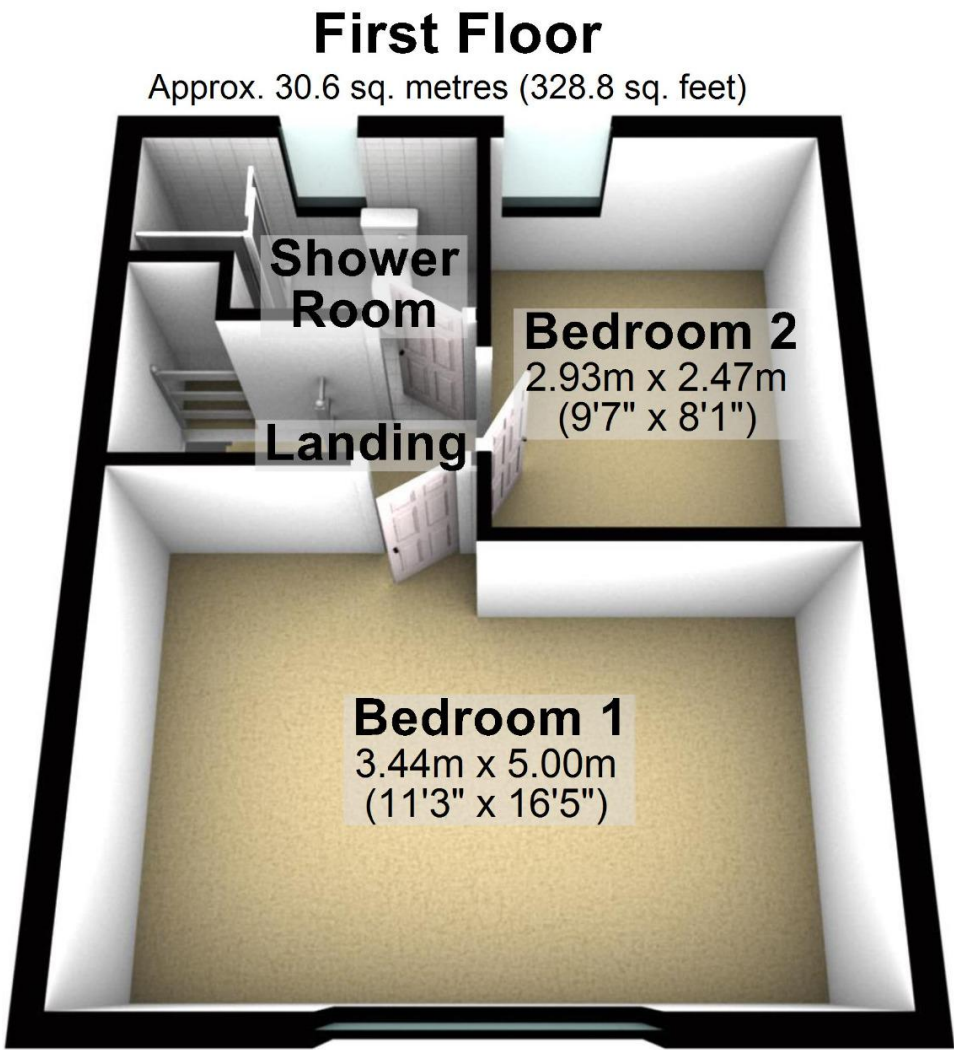
Plan produced using PlanUp.

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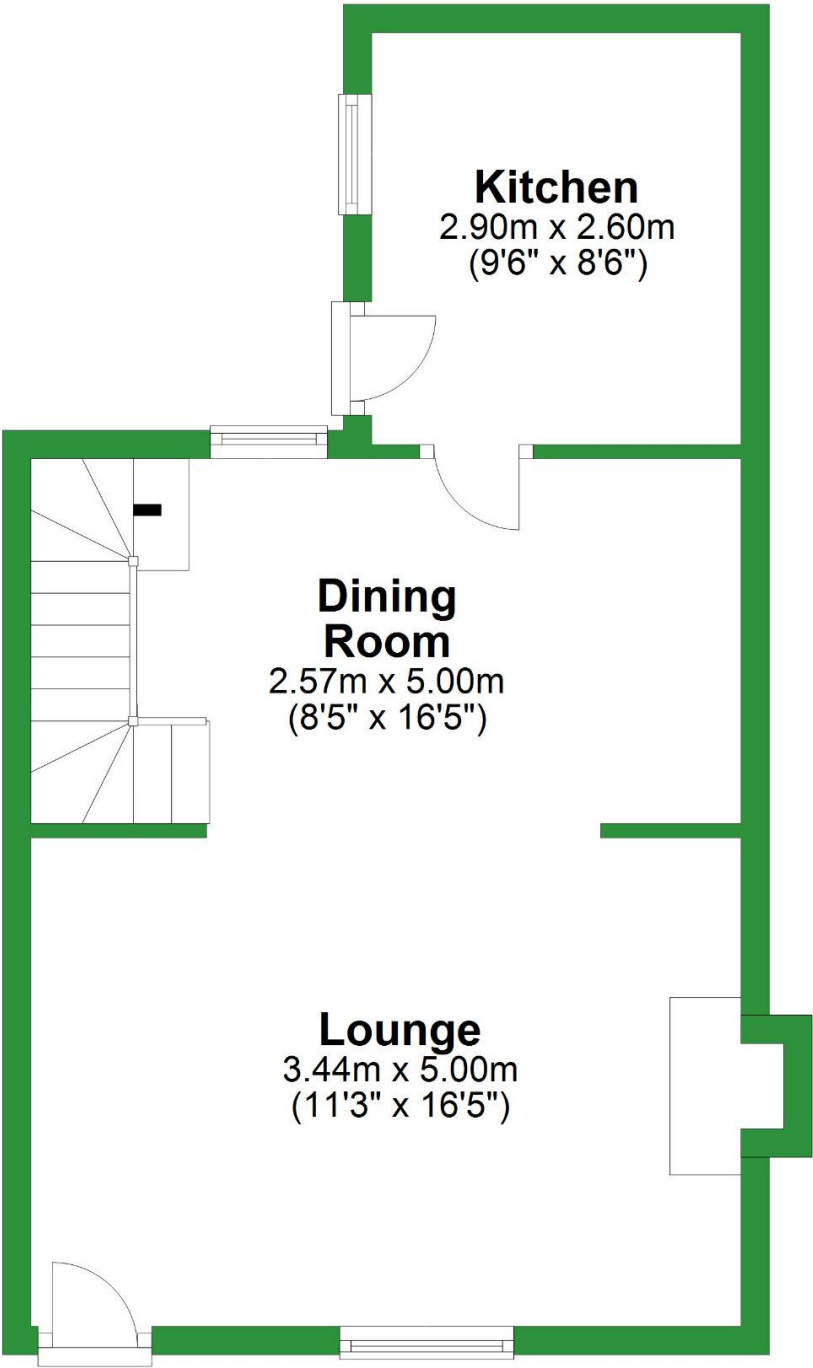


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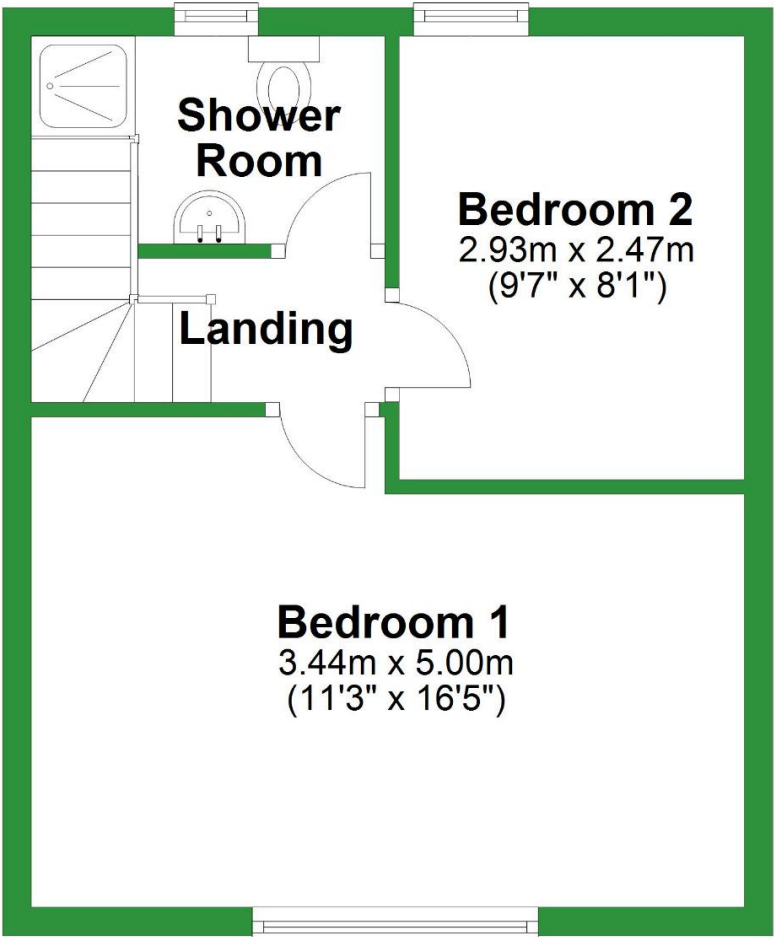
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## First Floor

Approx. 30.6 sq. metres (328.8 sq. feet)



# Property Info

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Property Type
House
Property Style
Terraced
Bedrooms
2
Bathroom
1
Receptions
2
Tenure Type
Freehold
Floor Area
741.6
Agency Type
Sole
Parking
Communal
Type
Sales
Electricity
Mains Supply

# Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
-
Condition
-
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

# Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

OIRO

Price

£180,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

# Property Features

10, Pendle View, Higham, Burnley, Lancashire, BB12 9BW

## Feature 1

Sought After Village Location

## Feature 2

Two Bedrooms

## Feature 3

Open Plan Lounge And Dining Area

## Feature 4

Large Front Garden With A Patio Area

## Feature 5

Walking Distance To Village Pub And Local Park

## Feature 6

Good Access To M65, Burnley And Barrowford

# Property Description

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## Charming Two-Bedroom Home in Sought-After Village Setting

Charming Two-Bedroom Home in Sought-After Village Setting

- two bedrooms
- open plan lounge/dining room
- Indian stone patio
- Generous front garden
- desirable village location
- lovely views across open fields
- good access to m65, Burnley and Barrowford
- walking distance to village pub and local park

A delightful, traditional two-bedroom mid terrace home, conveniently located in the highly desirable village of Higham, close to local amenities and major transport links. The ground floor includes an open plan lounge and dining room, along with a separate kitchen. Upstairs, there are two bedrooms and a shower room. Externally, the property features a lovely front garden with an Indian stone patio, spacious lawn, and a separate flagged patio area, along with an enclosed rear yard.

From the Agent's Perspective:

This property offers plenty of appeal in a great location. The layout works really well, especially with the open plan living and dining area which makes the space feel both warm and welcoming. The garden is a real bonus it's generous in size and ideal for those who enjoy spending time outdoors. It also has good access to Burnley, Barrowford, and the M65, making commuting easy.

From the Client's Perspective:

We have lived at this property for 18 years and 3 months. We love the fact that there's no road in front of the house it's peaceful and quiet, with lovely views over open fields. Village life here is friendly and welcoming, and everything you need is close by, including supermarkets, shops, and other amenities.

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## Additional Information

Tenure- Freehold

Council tax band - B

Heating- Gas central heating

Electric- Mains

Drainage - Mains

Residents of Pendle View have access to a residents car park, provided free of charge by Higham Parish Council.

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