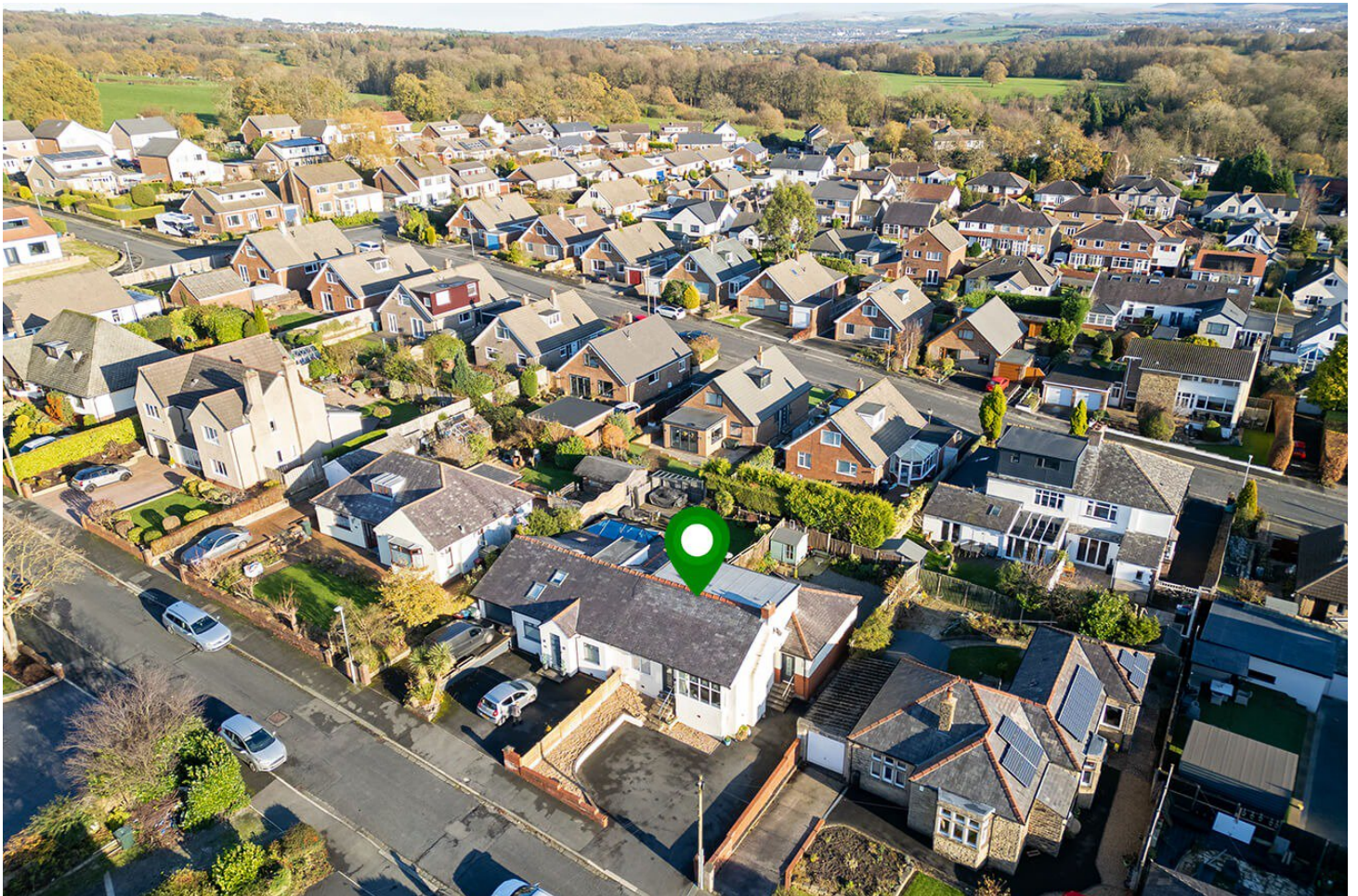


# Property Details

3 Beauley Avenue, Simonstone,  
Burnley, Lancashire, BB12 7HU

**£299,950**





# Property Photos

3 Beauley Avenue, Simonstone, Burnley, Lancashire, BB12 7HU



Creation Date  
11/12/2025



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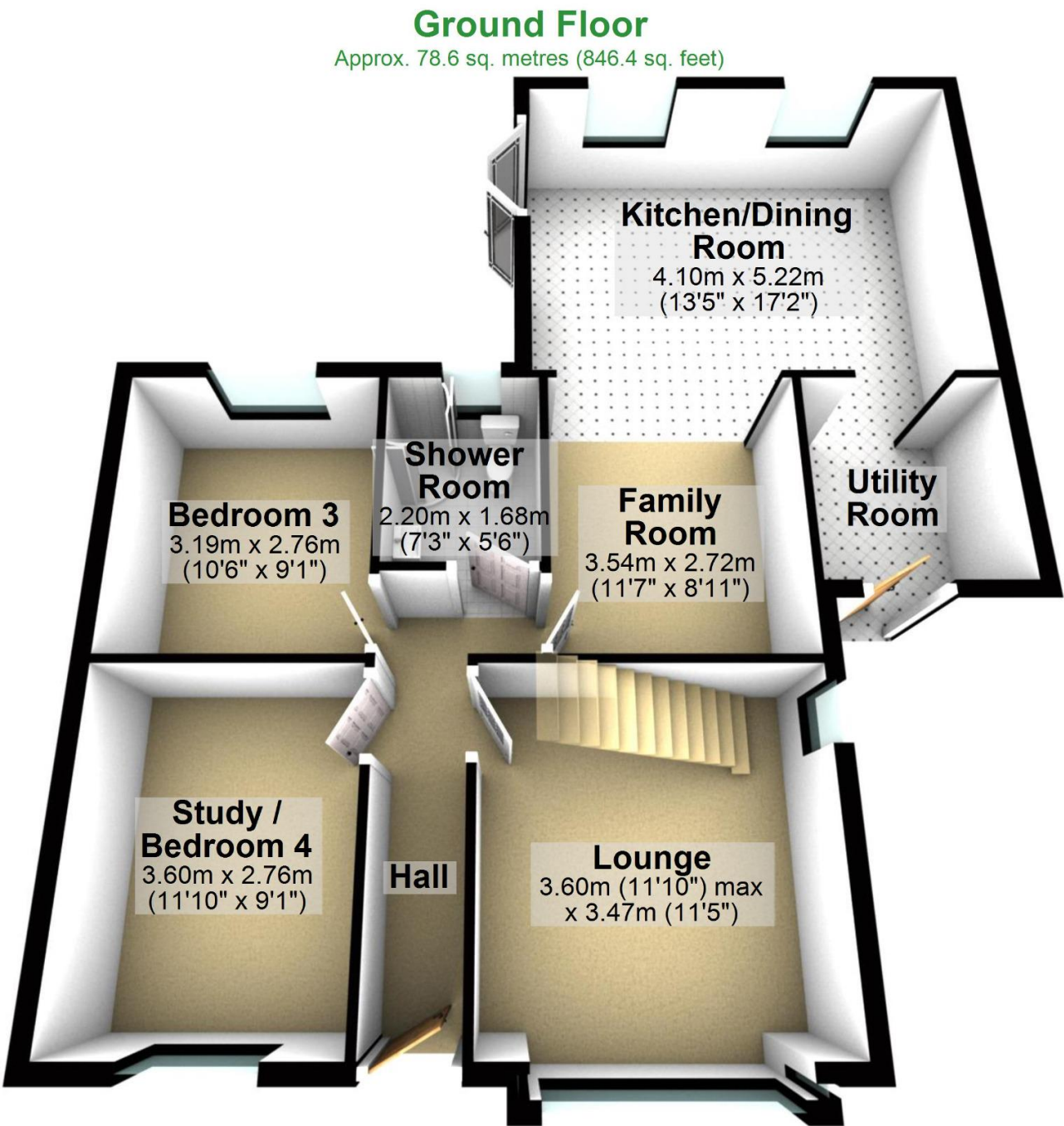
Creation Date

**11/12/2025**



# Property Floor Plans

3 Beasley Avenue, Simonstone, Burnley, Lancashire, BB12 7HU

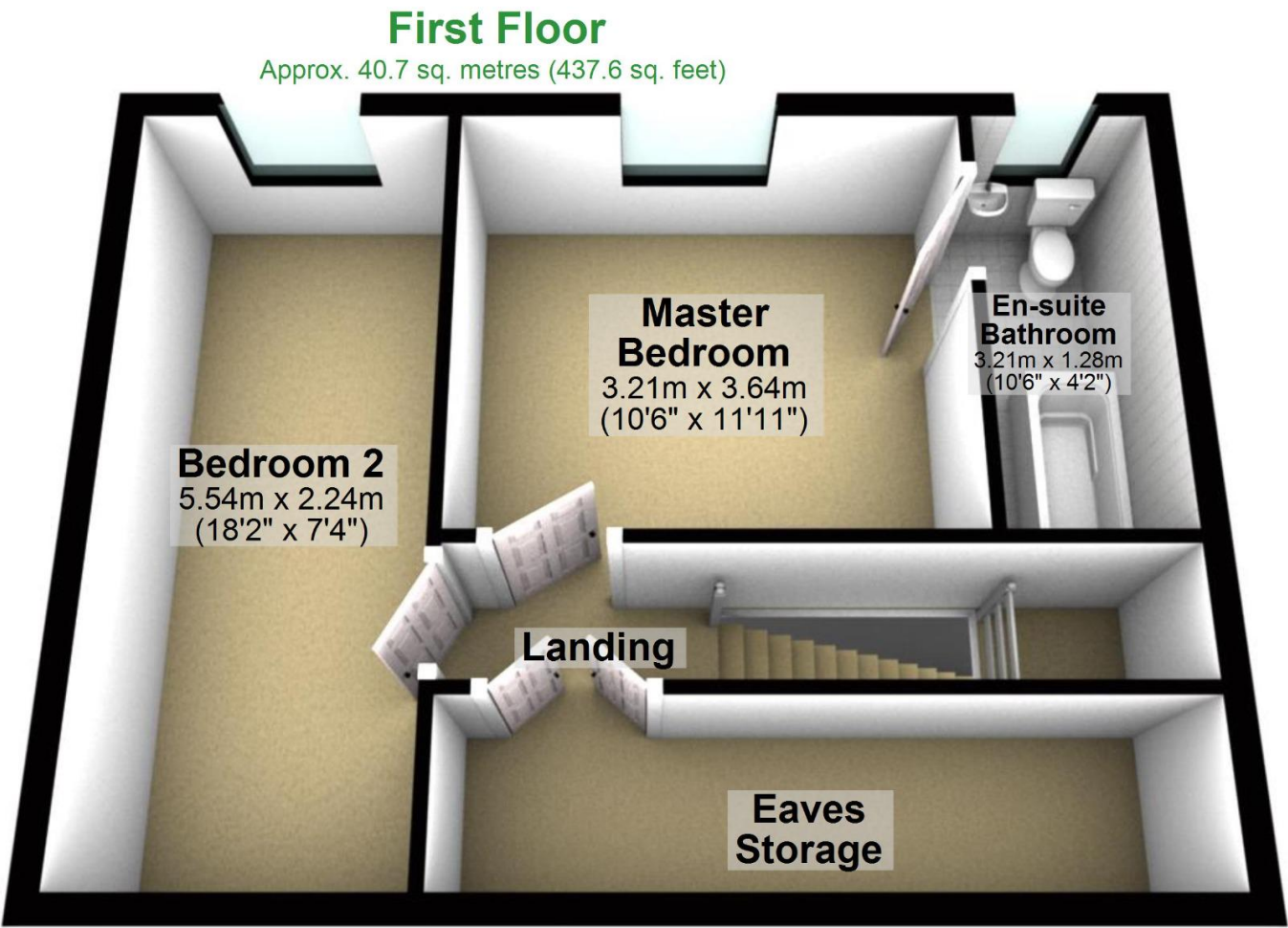


Total area: approx. 119.3 sq. metres (1284.1 sq. feet)

Creation Date  
11/12/2025

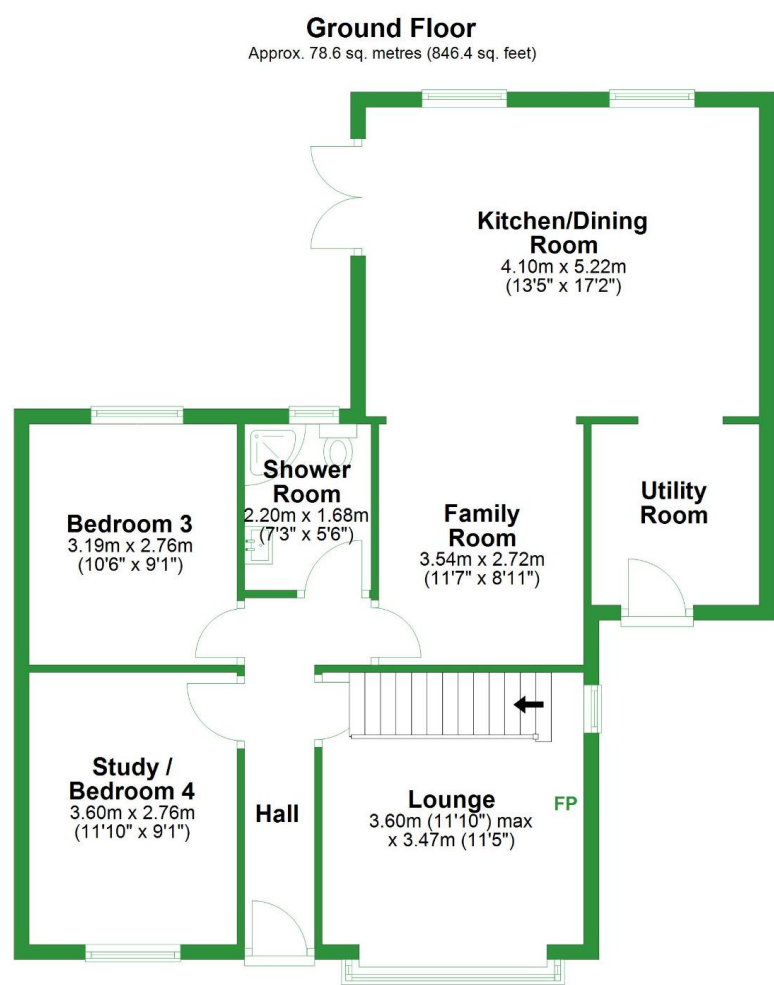
# Property Floor Plans

3 Beasley Avenue, Simonstone, Burnley, Lancashire, BB12 7HU



# Property Floor Plans

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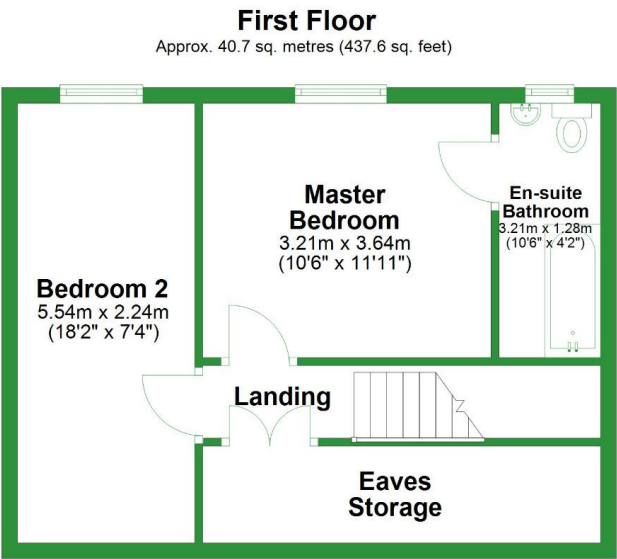


Total area: approx. 119.3 sq. metres (1284.1 sq. feet)



# Property Floor Plans

3 Beasley Avenue, Simonstone, Burnley, Lancashire, BB12 7HU



# Property Info

3 Beasley Avenue, Simonstone, Burnley, Lancashire, BB12 7HU

|                |
|----------------|
| Property Type  |
| House          |
| Property Style |
| Semi-Detached  |
| Bedrooms       |
| 3              |
| Bathroom       |
| 2              |
| Receptions     |
| 2              |
| Tenure Type    |
| Leasehold      |
| Floor Area     |
| 1284           |
| Agency Type    |
| Sole           |
| Parking        |
| Drive          |
| 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                  |
| 2931-05-01                      |
| Price Qualifier                 |
| -                               |
| Price                           |
| £299,950                        |
| Land Size                       |
| -                               |
| Age of Property                 |
| -                               |
| Year Built                      |
| -                               |
| New Home                        |
| No                              |



# Property Features

3 Beasley Avenue, Simonstone, Burnley, Lancashire, BB12 7HU

## Feature 1

Spacious Open-plan Kitchen, Dining And Family Area To The Rear

## Feature 2

Three Bedrooms, With One Located On The Ground Floor

## Feature 3

Bright Lounge To The Front Of The Property

## Feature 4

Ground Floor Shower Room

## Feature 5

Large Driveway To The Front Providing Ample Parking

## Feature 6

Low Maintenance Rear Garden

# Property Description

3 Beasley Avenue, Simonstone, Burnley, Lancashire, BB12 7HU

## **Semi-Detached Property with Versatile Living, Generous Driveway and Garden**

### Key Features

- Bright front lounge offering a comfortable, separate living space
- Spacious open-plan kitchen, dining and family area to the rear
- Integrated kitchen appliances and patio doors into the garden
- Useful utility room located just off the kitchen
- Ground-floor bedroom overlooking the rear garden
- Ground-floor shower room
- Separate study that can be used as a fourth bedroom
- Two first-floor bedrooms, including a main bedroom with en-suite
- Large driveway providing generous off-road parking
- Easy-care rear garden with patio area, shrubs and plants
- Situated in the well-regarded village of Simonstone, with good schools and local amenities nearby

This semi-detached home on Beasley Avenue offers a comfortable layout that works well for modern living. The ground floor offers a bright lounge at the front, leading through to a spacious open-plan kitchen, dining area and family room at the rear. The kitchen features integrated appliances, and patio doors that open directly into the garden, making this a lovely space for everyday use. A handy utility room sits alongside the kitchen.

The ground floor also includes a bedroom overlooking the rear garden, a shower room and a separate study that could easily serve as a fourth bedroom if needed. Upstairs, you'll find two additional bedrooms, including a main bedroom with its own en-suite bathroom, offering privacy and extra convenience.

Outside, the property includes a generous driveway to the front, providing off-road parking for multiple vehicles. The rear garden is simple to maintain, offering a patio seating area and a mix of shrubs and plants.

Simonstone is a well-regarded village known for its friendly community, good schools and

### Creation Date

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# Property Description

3 Beauley Avenue, Simonstone, Burnley, Lancashire, BB12 7HU

convenient transport links. With easy access to nearby Clitheroe, Padiham and Burnley, along with countryside walks and popular local spots close by, its a great place for both families and commuters.

From the Agent's Perspective:

We feel this property offers a great balance of space, comfort and flexibility. The open-plan layout at the rear is a standout feature, and the option of having bedrooms on both floors is a real advantage. Its position within Simonstone adds even more appeal for buyers looking for convenience and a pleasant setting.

From the Client's Perspective:

We're moving to be closer to our children. We actually downsized when we moved here five years ago, and it's been a very happy home for us. We've really loved living in the Ribble Valley – the area has everything we've needed: good shops, great places to eat, and beautiful countryside all around.

The house is on a quiet avenue with friendly neighbours, which has made it feel very settled. One of the highlights has been the kitchen we installed after moving in. It's worked brilliantly as both a practical and sociable space, opening straight onto the patio for summer meals. The garden is very private and sunny for most of the day.

I've also appreciated having the workroom for my artwork, though it's a generous space that would suit many uses. Overall, it's been warm and cosy in winter and pleasantly cool in summer. We enjoy watching the sun rise at the back and the beautiful sunsets in the evening. Locals report a drier and warmer micro climate in Reed and Simonstone, compared to other local valleys & villages, to which we can add our testimony.

Additional Information

Tenure- Leasehold, 906 years remaining

Council tax band – C

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# Property Description

3 Beasley Avenue, Simonstone, Burnley, Lancashire, BB12 7HU

Heating- Gas Central Heating

Electric- Mains

Drainage - Mains

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