

Property Details

1 Pollard Road, Hapton, Burnley,
Lancashire, BB12 7FH

£180,000



Property Photos

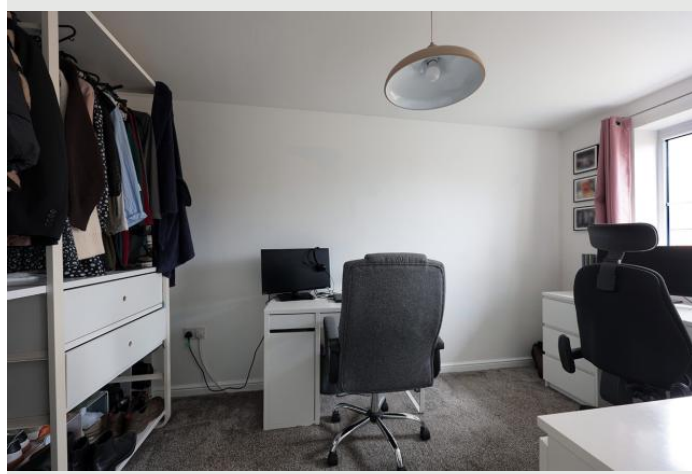
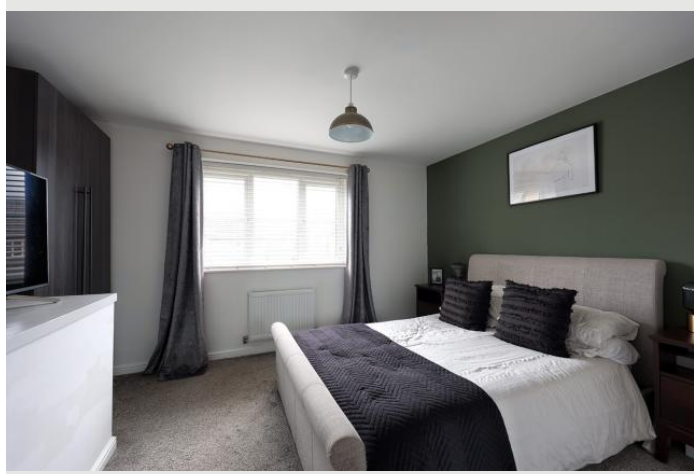
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Creation Date
19/02/2026

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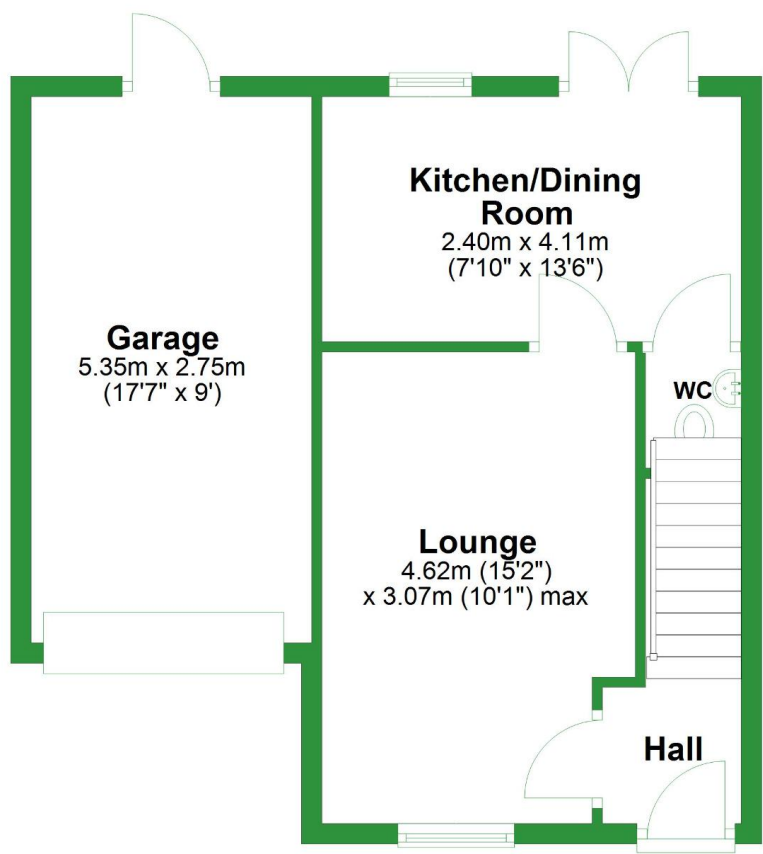
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Property Floor Plans

1 Pollard Road, Hapton, Burnley, Lancashire, BB12 7FH

Ground Floor

Approx. 44.5 sq. metres (478.8 sq. feet)



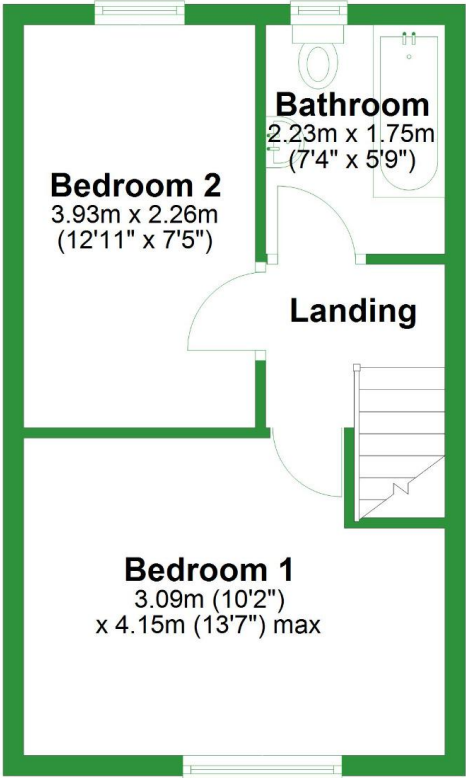
Total area: approx. 73.7 sq. metres (793.6 sq. feet)

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First Floor

Approx. 29.2 sq. metres (314.8 sq. feet)

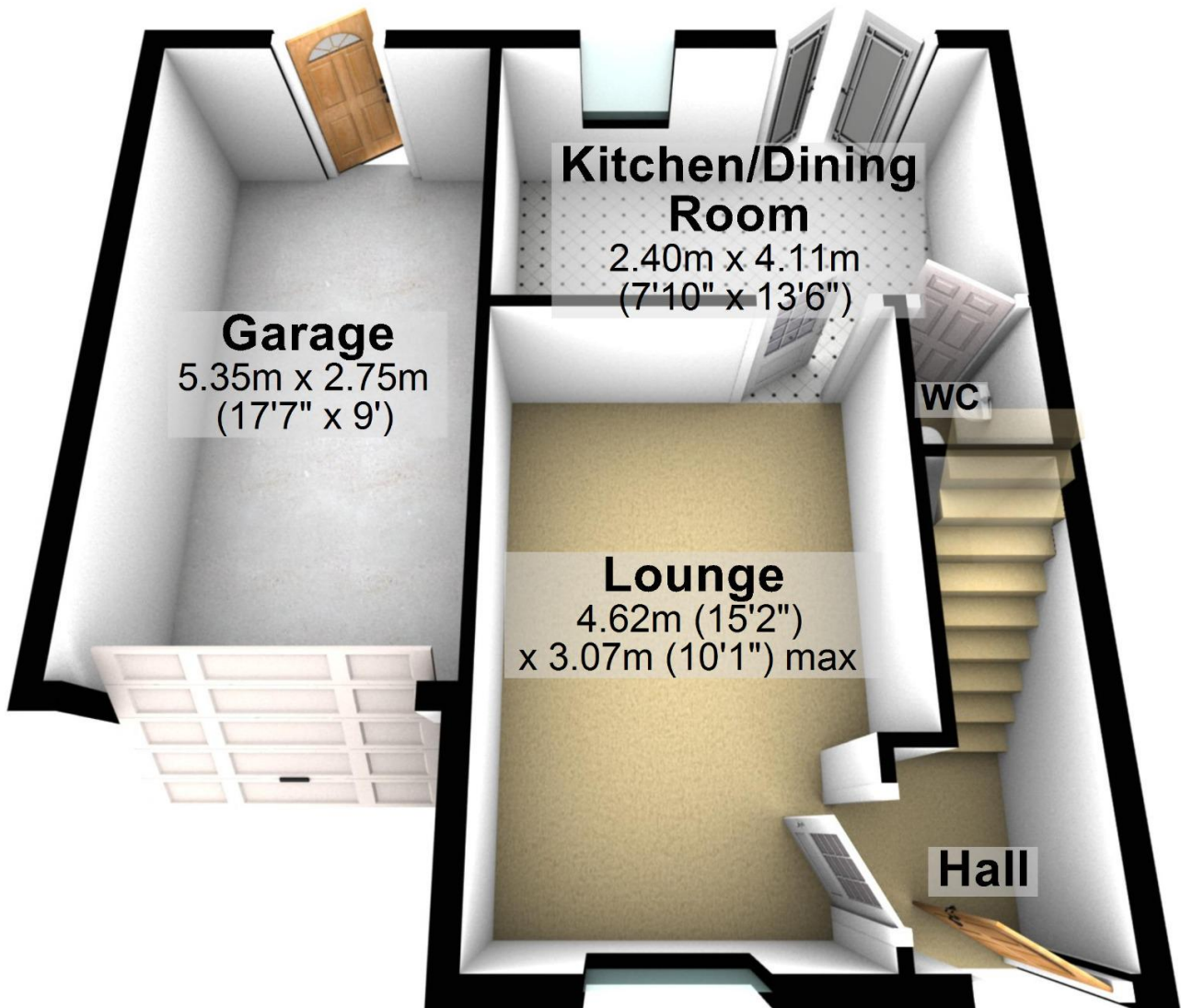


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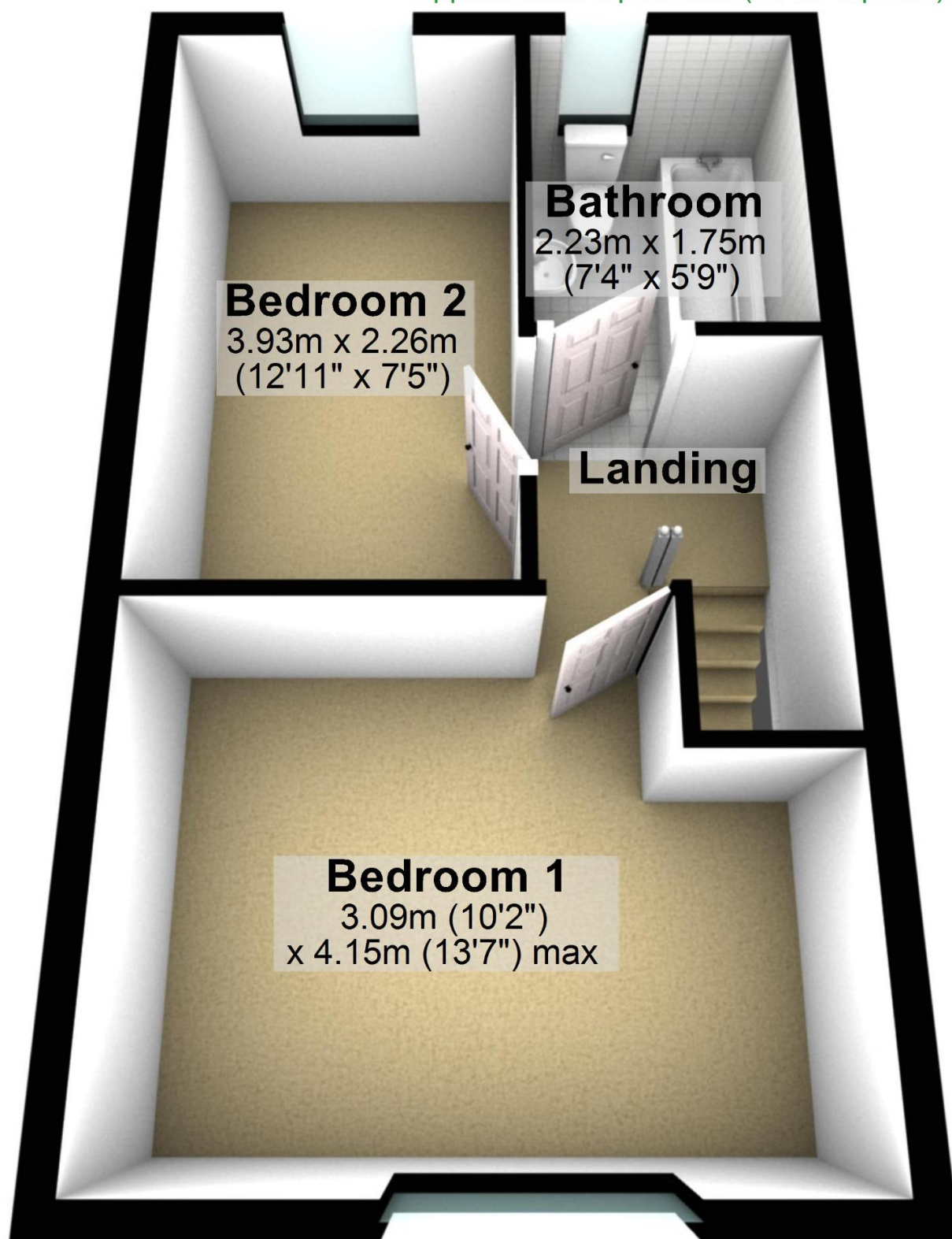
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Property Info

1 Pollard Road, Hapton, Burnley, Lancashire, BB12 7FH

Property Type
House
Property Style
Semi-Detached
Bedrooms
2
Bathroom
1
Receptions
1
Tenure Type
Freehold
Floor Area
793.6
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
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

1 Pollard Road, Hapton, Burnley, Lancashire, BB12 7FH

Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

-

Price

£180,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Property Features

1 Pollard Road, Hapton, Burnley, Lancashire, BB12 7FH

Feature 1

Two Bedroom Semi Detached Property

Feature 2

Located In A Quiet Residential Setting

Feature 3

Bright Kitchen Diner To The Rear With Double Doors Into The Garden

Feature 4

Lounge To The Front

Feature 5

Downstairs Wc

Feature 6

South Facing Rear Garden

Feature 7

Lawn, Driveway And Garage To The Front Of The Property

Feature 8

Great Access To Transport Links For Commuting - M65, Bus Routes, Train Station

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Property Description

1 Pollard Road, Hapton, Burnley, Lancashire, BB12 7FH

A Lovely Two-Bedroom Home with a Driveway and Garage in a Quiet Hapton Setting

Key Features

Quiet residential position within a well-kept estate on Pollard Road, Hapton
Semi-detached home with a practical layout that suits a range of buyers
Welcoming lounge located to the front of the property, ideal for relaxing
Kitchen diner to the rear with space for everyday family use
Useful downstairs WC for added convenience
Two well-proportioned bedrooms on the first floor
South-facing rear garden with a lawn and patio area, ideal for outdoor seating
Front lawn providing a pleasant approach to the property
Garage offering off-road parking or additional storage space
Great access to Padiham for amenities including cafes, pharmacies, and supermarkets
Hapton Train Station nearby with direct links to Burnley, Accrington, Preston, and Manchester
Convenient access to the M65 motorway for commuting
Close to canal-side walks and open green spaces

Situated on a quiet residential estate in Hapton, this well-presented semi-detached home offers comfortable and practical living, ideal for first-time buyers, small families, or those looking to downsize.

The ground floor features a welcoming lounge positioned at the front of the property, providing a cosy space to relax. To the rear, the kitchen diner offers space for everyday meals and entertaining, with the added benefit of a downstairs WC. Double doors open directly onto the rear garden, helping to bring the outside in during warmer months.

Upstairs, the property has two well-proportioned bedrooms along with a family bathroom. Outside, the south-facing rear garden includes a lawn and patio area, making it a great space for seating, play, or simple gardening. To the front, there is a lawned area and access to a garage, providing useful storage or parking.

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From the Agent's Perspective:

Pollard Road is a great example of a modern home that has been well looked after and is ready to move into. The layout works well for day-to-day living, and the south-facing garden is a real plus. Its position within a quiet estate, while still being close to local amenities and transport links, makes it a strong option for a wide range of buyers.

From the Client's Perspective:

We have loved living here at Pollard Road for the last four years. The area is calm and quiet as well as being safe for families. Having the canal so close by has been perfect for walks, and Hapton in general is a lovely place to live. The only reason we are moving is to find our family home, but we will be very sad to go!

Additional Information

Tenure- Freehold

Council tax band - B

Heating- Gas central heating

Electric- Mains

Drainage - Mains

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