

Property Details

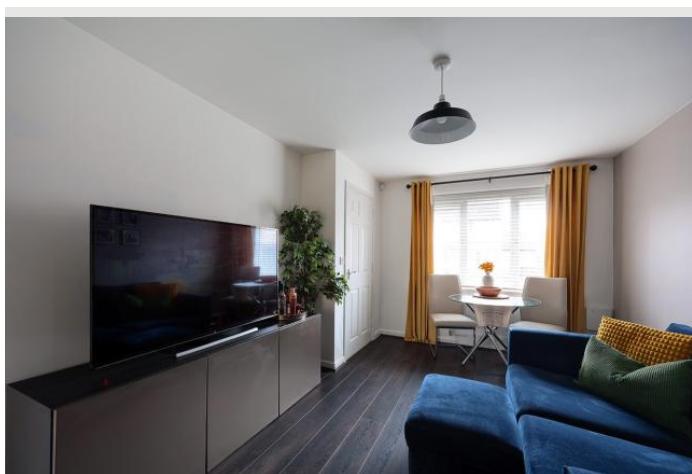
**1 Pollard Road, Hapton, Burnley,
Lancashire, BB12 7FH**

£180,000



Property Photos

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



Creation Date

19/02/2026

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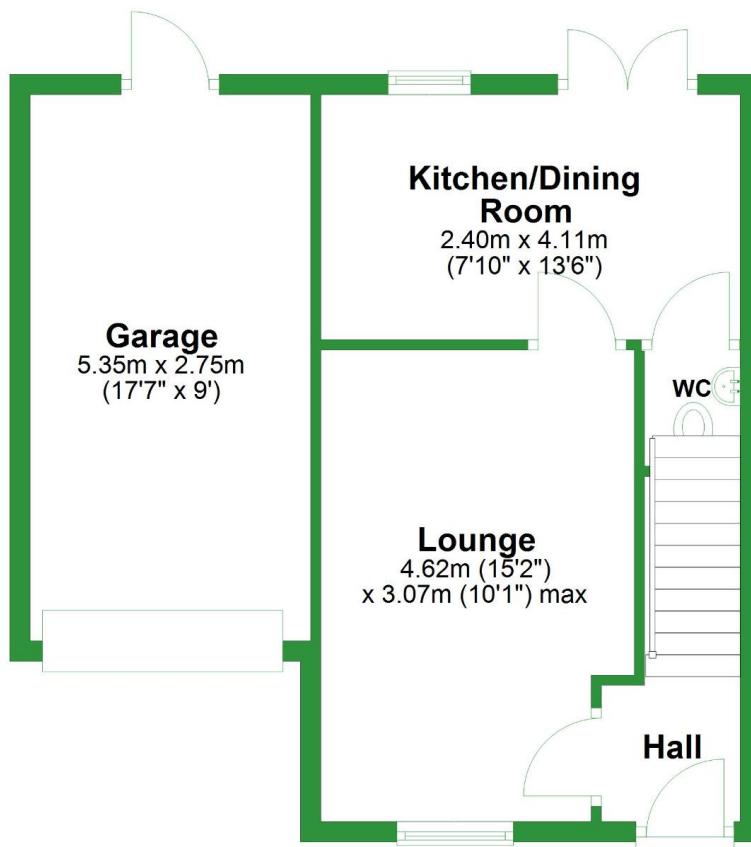
19/02/2026

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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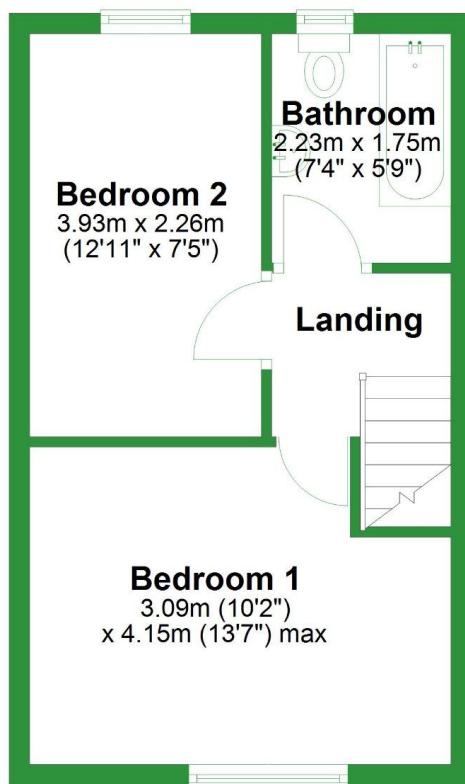
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Property Floor Plans

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

First Floor

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



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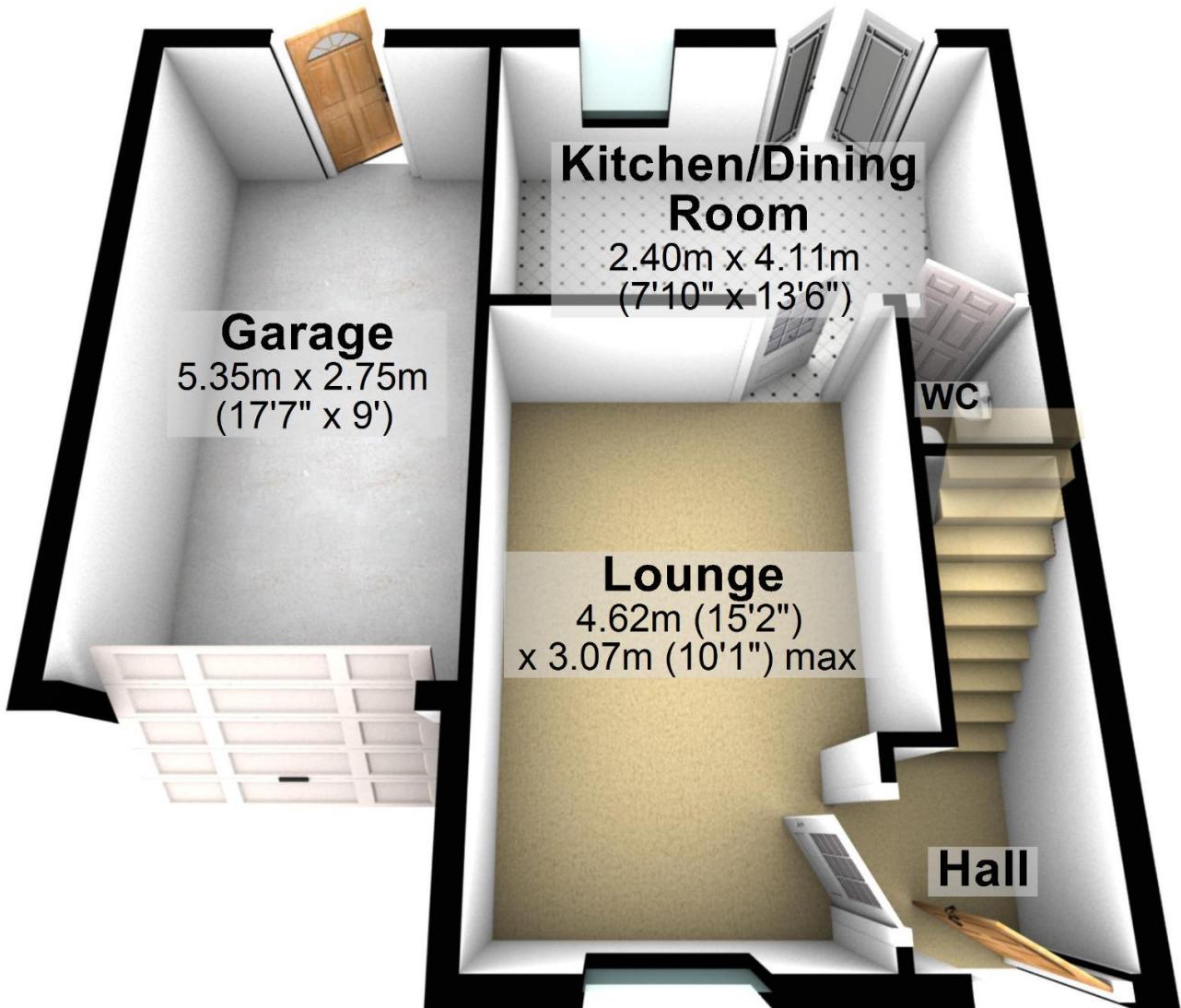
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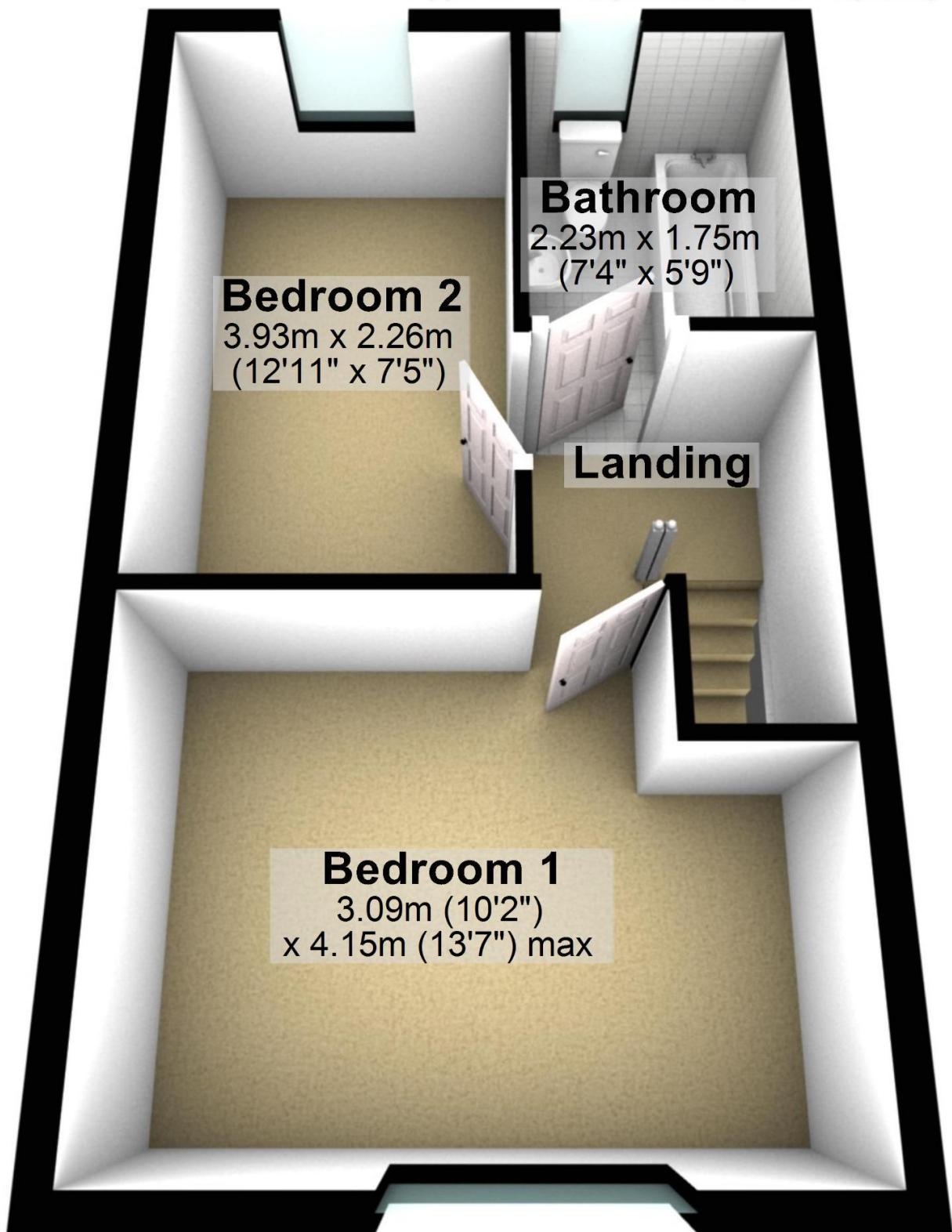
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Property Info

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

Creation Date

19/02/2026

Property Info

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

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)

-

Creation Date

19/02/2026

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

Creation Date

19/02/2026

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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