

Property Details

4 Laneside Avenue, Higham,
Burnley, Lancashire, BB12 9DA

Guide Price **£450,000**



Property Photos

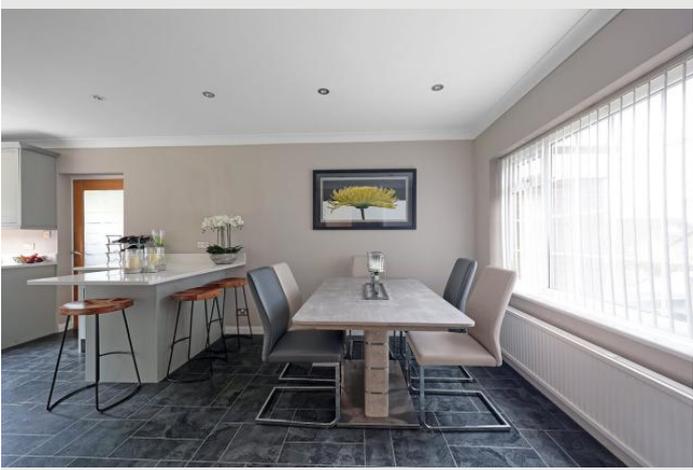
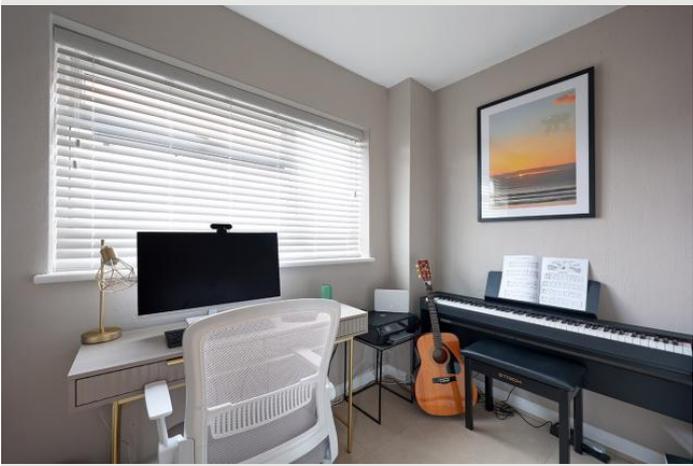
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Creation Date
16/02/2026

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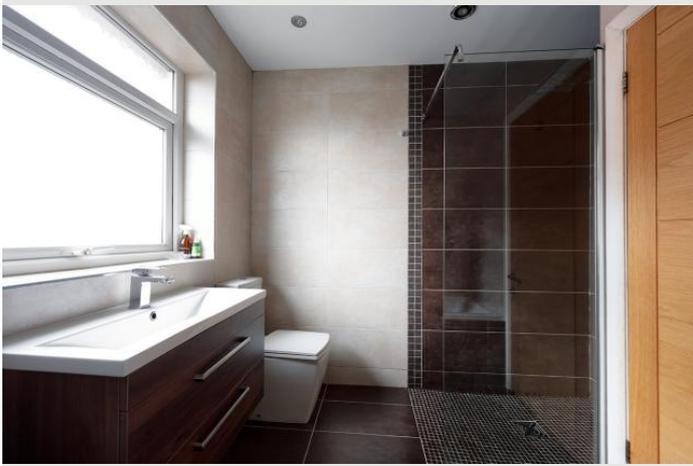
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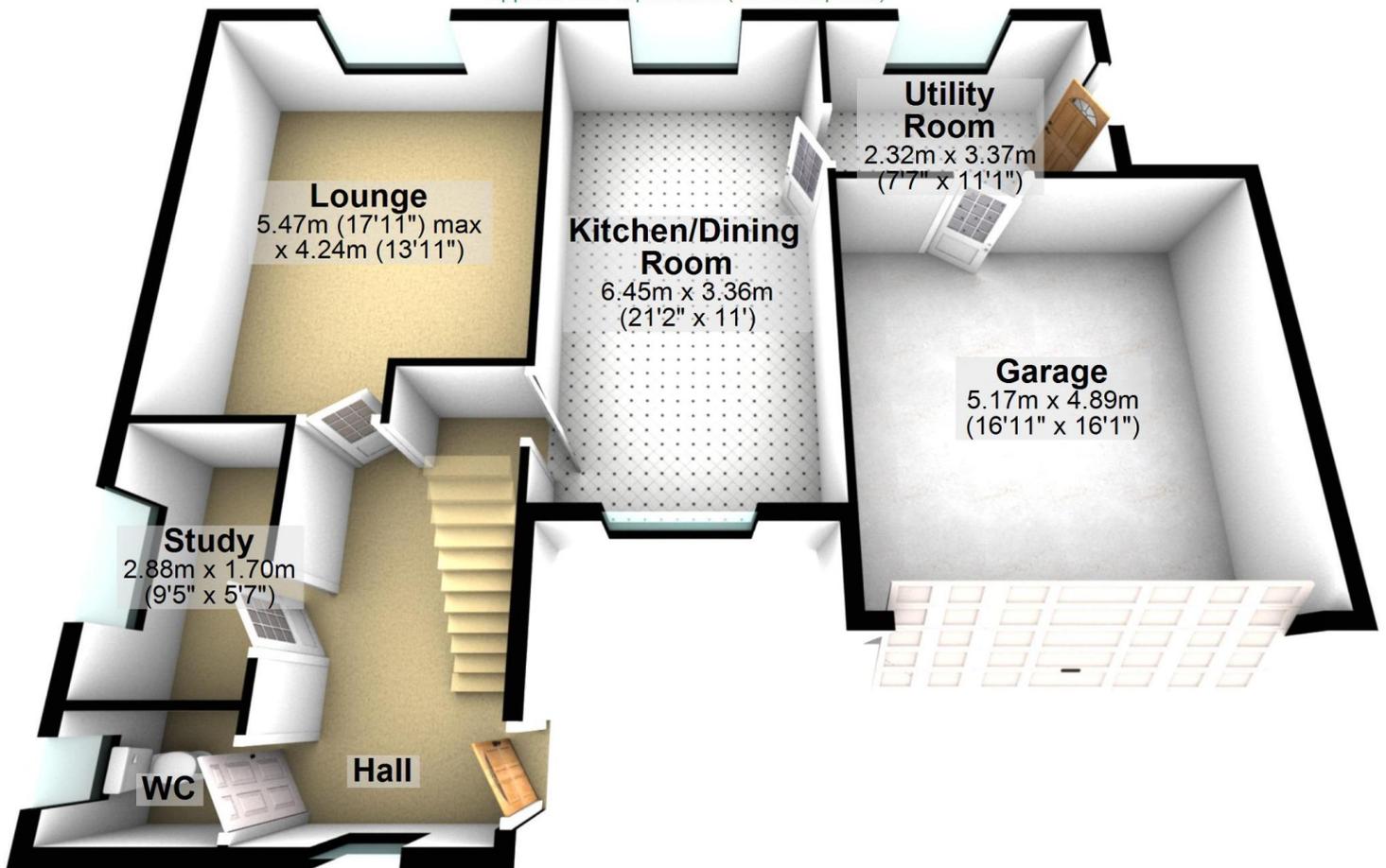
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Property Floor Plans

4 Laneside Avenue, Higham, Burnley, Lancashire, BB12 9DA

Ground Floor

Approx. 97.8 sq. metres (1052.5 sq. feet)



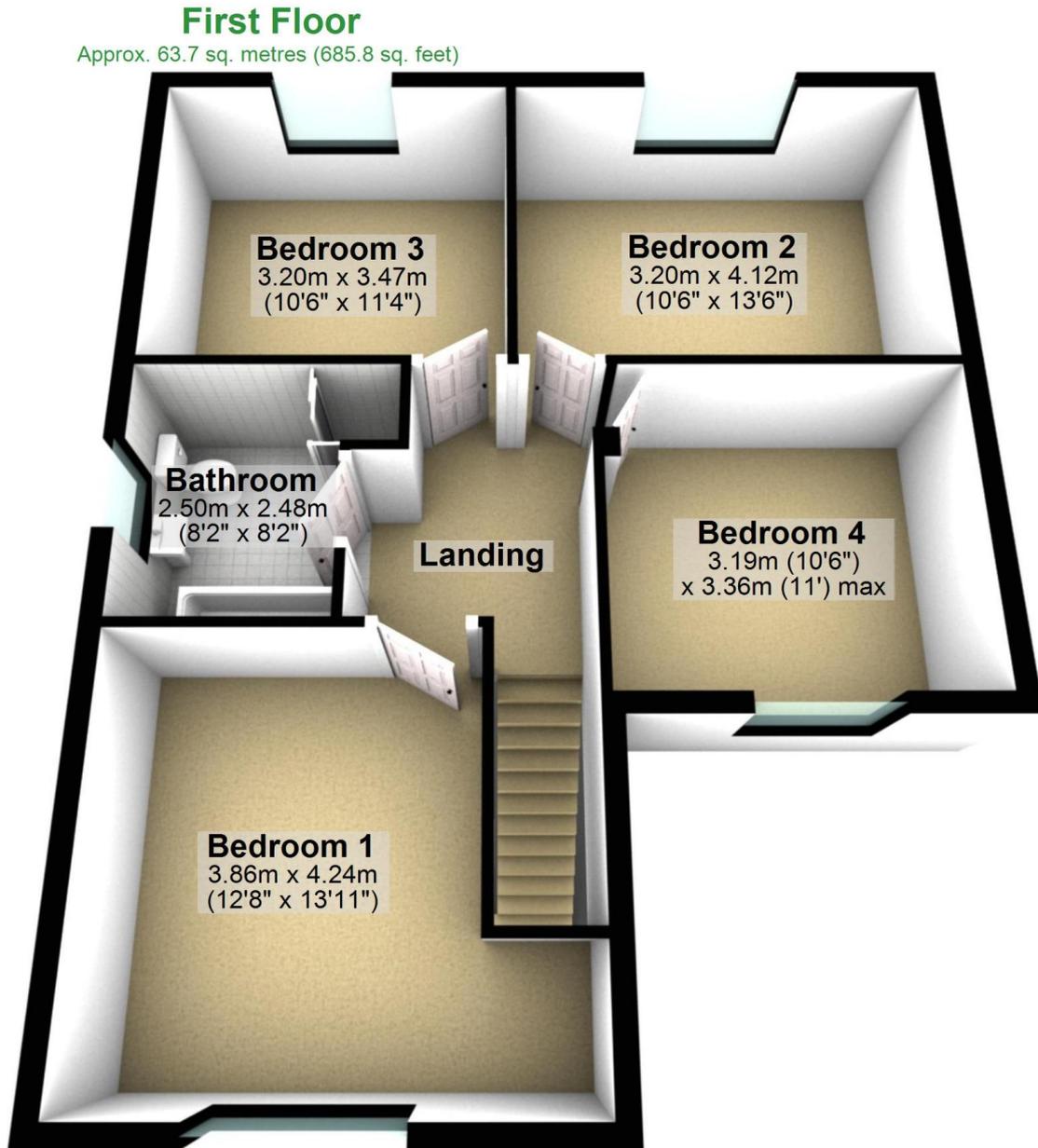
Total area: approx. 161.5 sq. metres (1738.3 sq. feet)

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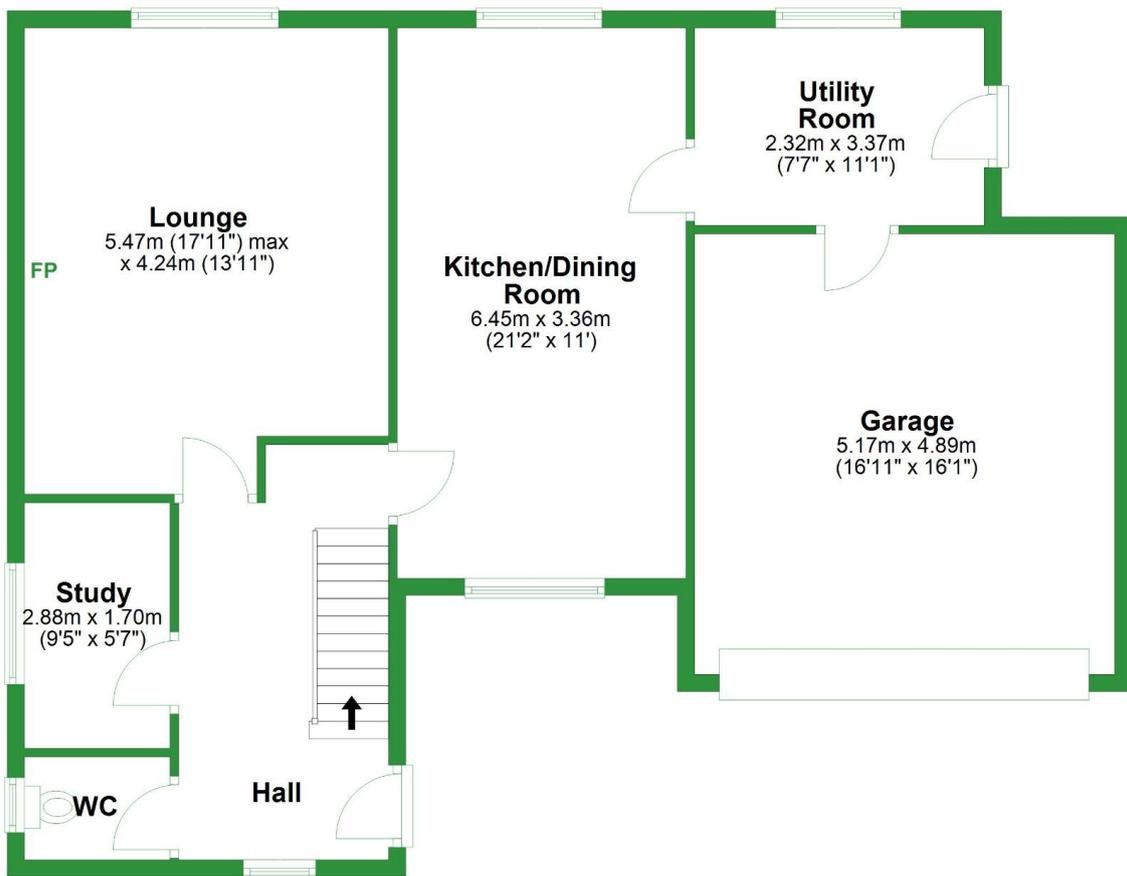
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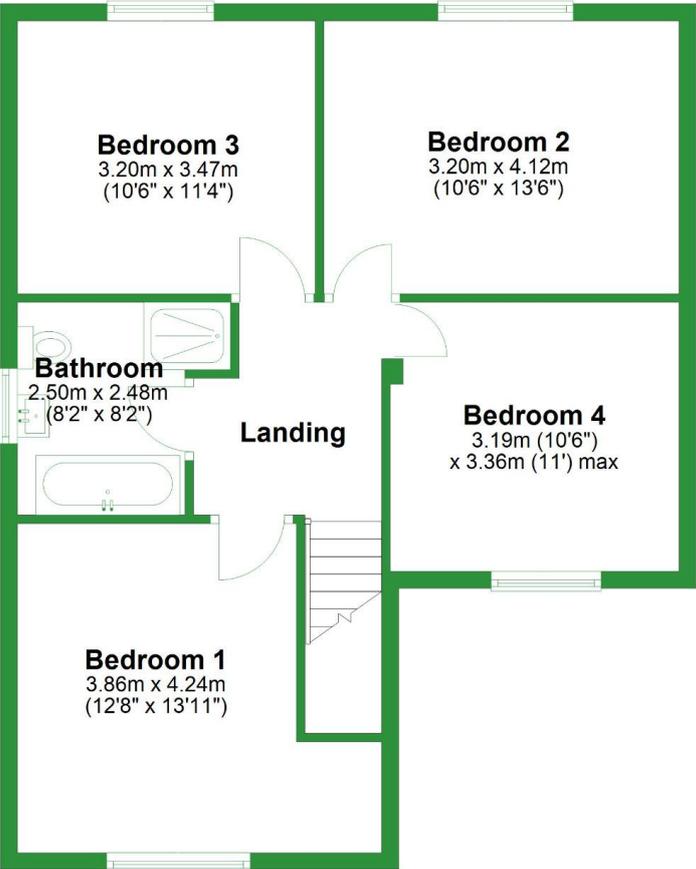
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First Floor

Approx. 63.7 sq. metres (685.8 sq. feet)



Property Info

4 Laneside Avenue, Higham, Burnley, Lancashire, BB12 9DA

Property Type

House

Property Style

Detached

Bedrooms

4

Bathroom

1

Receptions

2

Tenure Type

Freehold

Floor Area

1738.3

Agency Type

Sole

Parking

Double Garage

Type

Sales

Electricity

Mains Supply

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Property Info

4 Laneside Avenue, Higham, Burnley, Lancashire, BB12 9DA

Water Supply

Mains

Sewerage

Mains Supply

Heating

Gas Central

Broadband

FTTC

Accessibility

-

Restrictions

-

Condition

-

Flooded In Last Five Years

No

Current Annual Ground Rent

-

Current Service Charge

-

Rent Review Period (Year)

-

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Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

Guide Price

Price

£450,000

Land Size

-

Age of Property

-

Year Built

1970

New Home

No

Creation Date

16/02/2026

Property Features

4 Laneside Avenue, Higham, Burnley, Lancashire, BB12 9DA

Feature 1

Desirable Location

Feature 2

Four Double Bedrooms

Feature 3

Two Reception Rooms

Feature 4

Modern Kitchen Diner With Seperate Utility

Feature 5

Two Double Bedrooms With Fitted Furniture

Feature 6

Fantastic Views

Feature 7

Private Rear Garden

Feature 8

Double Garage

Feature 9

Quiet Cul-de - Sac Location

Feature 10

Substantial Plot

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Property Description

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A beautiful Four Bedroom Detached Family Home in Higham

Situated in the desirable village of Higham, this beautifully presented four-bedroom detached residence offers spacious and versatile living accommodation, finished to an exceptional standard throughout. With off-road parking, a double garage, and fantastic front-facing views, this home is ideal for modern family living.

Key Features

- Detached family home
- Four double bedrooms
- Fantastic elevated front-facing views
- Spacious lounge with feature fireplace and Karndean flooring
- Downstairs cloakroom
- Modern kitchen diner
- Utility room
- Luxury four-piece family bathroom with underfloor heating
- Double garage
- Off-road parking
- Rear enclosed patio and lawn

Agent's Perspective

The welcoming entrance hall features stylish Quick-Step tiled flooring that flows seamlessly throughout, setting the tone for the rest of the home. From here, you'll find a dedicated study, an ideal work-from-home space, along with a convenient downstairs cloakroom for added practicality. The generous lounge offers an elegant yet cosy retreat, complete with Karndean flooring and a striking feature fireplace that creates a warm and sophisticated focal point.

At the heart of the home lies an impressive kitchen diner, thoughtfully designed for both everyday living and entertaining. Boasting sleek quartz worktops, integrated appliances, and ample storage, this space effortlessly combines style and functionality. A separate utility room provides additional convenience and keeps the main kitchen area beautifully streamlined. A stunning glass balustrade staircase leads to the first floor, enhancing the

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homes contemporary feel.

Upstairs, there are four well-proportioned double bedrooms, two of which benefit from fitted furniture. The front-facing bedrooms enjoy elevated views, filling the rooms with natural light and creating a bright, airy atmosphere. A luxury four-piece family bathroom is finished to a high standard, featuring underfloor heating, contemporary tiling, a separate bath, and a luxurious rainfall shower.

Externally, the property continues to impress. The rear garden offers a private patio area ideal for outdoor dining and entertaining, complemented by a well-maintained lawn. To the front, there is an additional lawned area and ample off-road parking leading to a double garage.

Client's Perspective

We have truly enjoyed our time in Higham, a peaceful rural location that offers the convenience of easy access to the motorway network. This property has served as a fantastic family home, with four generously-sized double bedrooms - an increasingly rare find in new detached homes. The spacious dining kitchen has been perfect for both family meals and larger gatherings, while the garden has been a lovely spot for relaxing summer evenings with family and friends. During the colder months, the feature hole-in-the-wall fire has provided a cosy and inviting atmosphere. This has been a wonderful place to call home, and we are sure it will be the same for its next owners.

Location

Higham is a popular and well-connected village offering a blend of countryside charm and convenient amenities. Residents benefit from local shops, reputable schools, scenic walks, and excellent transport links, making it ideal for commuters and families alike. Its welcoming community atmosphere and attractive surroundings make it one of the areas most desirable locations.

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