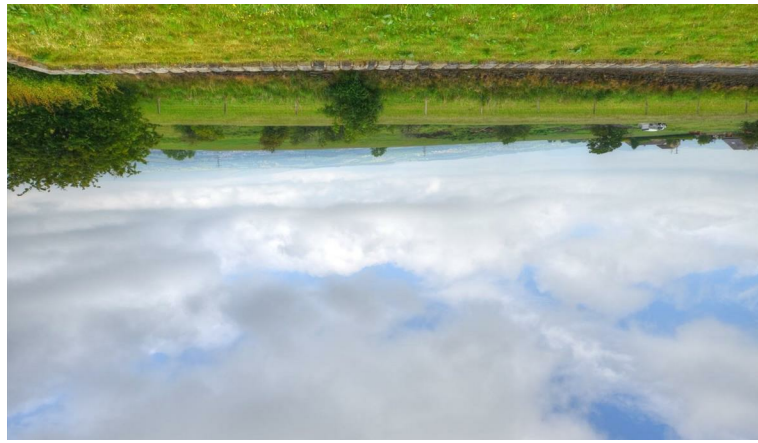




Tenure: Freehold
EPC Rating: C
Council Tax Band: F

- Key Features:**
- Fabulous Panoramic Views
 - 4/5 Bedrooms
 - Family Bathroom
 - Ample Private Parking
 - Extending to 3000sq ft.
 - Substantial Detached Home
 - Stunning Sun Lounge
 - 3 Ensuites
 - Double Garage
 - Excellent Motorway Links



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For Sale

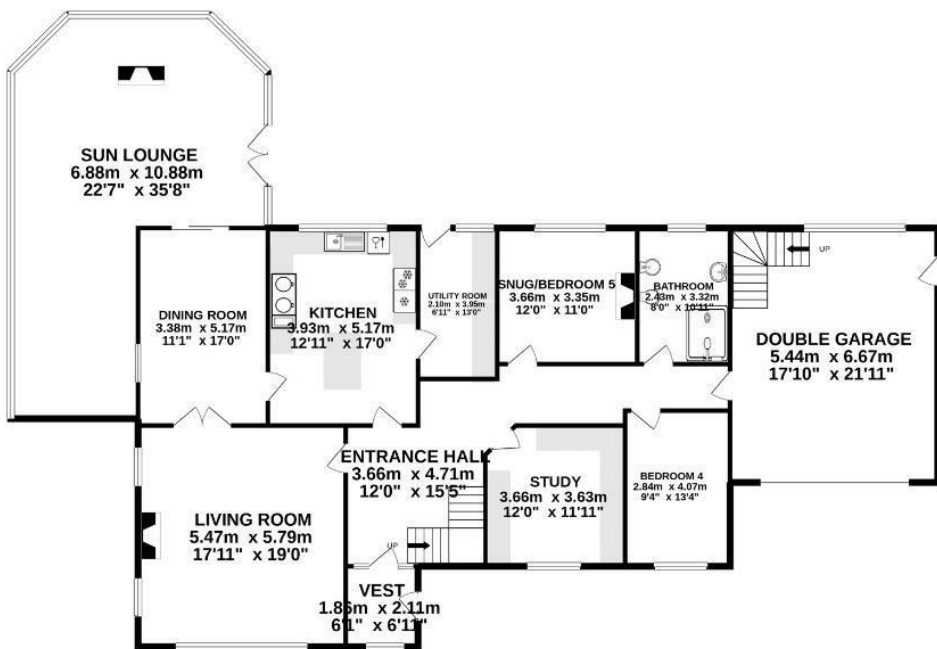
New Sunny View, 64 Accrington Road
Hapton
Burnley BB11 5QJ

£495,000

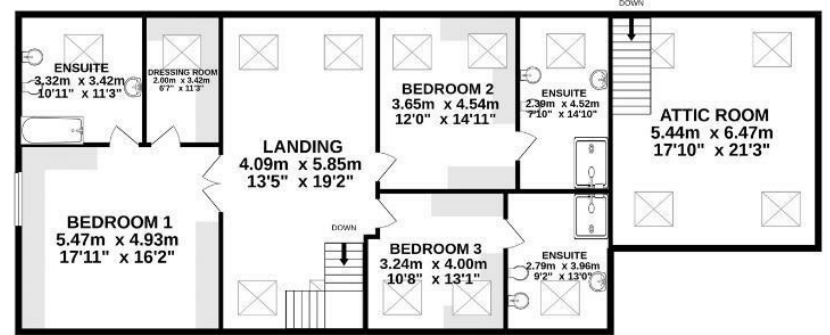


4 BEDROOM House - Detached

GROUND FLOOR
239.5 sq.m. (2578 sq.ft.) approx.



1ST FLOOR
162.6 sq.m. (1750 sq.ft.) approx.



TOTAL FLOOR AREA : 402.1 sq.m. (4328 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Main Description:

This impressive, generously proportioned stone built detached home provides excellent family focused accommodation beautifully located within the popular village of Hapton. This individual property was constructed circa 1999 by the current owner and extends to approximately 3000 sq ft providing substantial and flexible accommodation. Stunning views of Pendle Hill to the front and Hameldon Hill to the rear, the property also benefits from excellent motorway links to M65 and M66.

The impressive entrance hall gives access to the principal rooms. The lounge is spacious and light floods in through the windows. From here the French doors open to the dining room. A significant improvement has seen the original conservatory demolished to create a substantial and versatile sun room with fabulous views, ideal for family gatherings and socialising. The kitchen is centrally positioned adjacent to the dining room with fitted base and wall units along three walls and a central workspace complete with 'Aga' ideal for the enthusiastic chef. The utility also has fitted cupboards with integrated washing machine and tumble dryer.

There is a second reception room/snug, study, double bedroom and spacious four piece bathroom on the ground floor which could easily form a self contained living space.

On the first floor there is an equally impressive galleried landing currently utilised as a gym and reading area, three bedrooms, all doubles with ensuite shower rooms with the master enjoying truly luxurious dimensions complete with a walk-in wardrobe and a four piece en-suite.

There are attractive gardens to front, side and rear complete with a pond, water feature, greenhouse, outbuildings and a patio to cater for those alfresco occasions with family and friends. Electric gates secure the driveway and generous parking area, and the integral double garage benefits from an electrically operated door. Above the garage is a loft room providing excellent potential for further development.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property