

# Property Details

**59, Lydgate, Burnley, BB10 2DU**

Guide Price **£260,000**



# Property Photos

59, Lydgate, Burnley, BB10 2DU

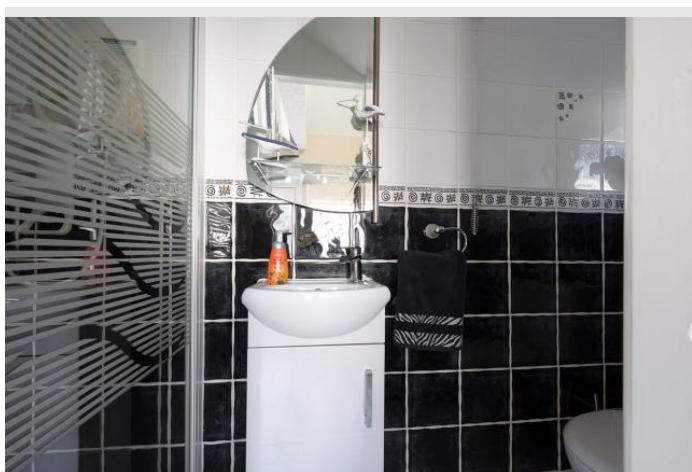


Creation Date

18/02/2026

# Property Photos

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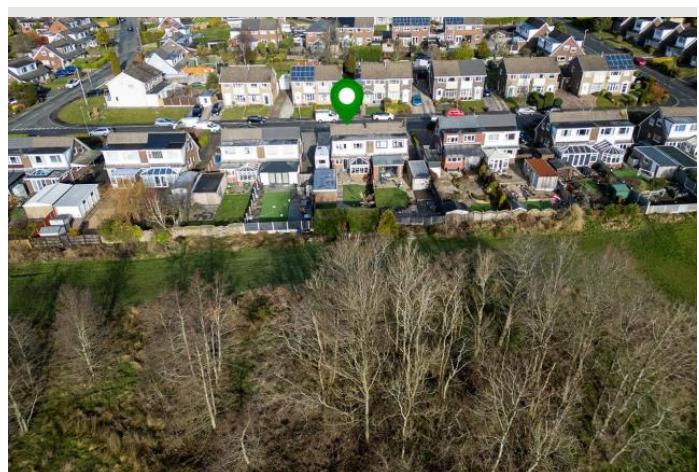


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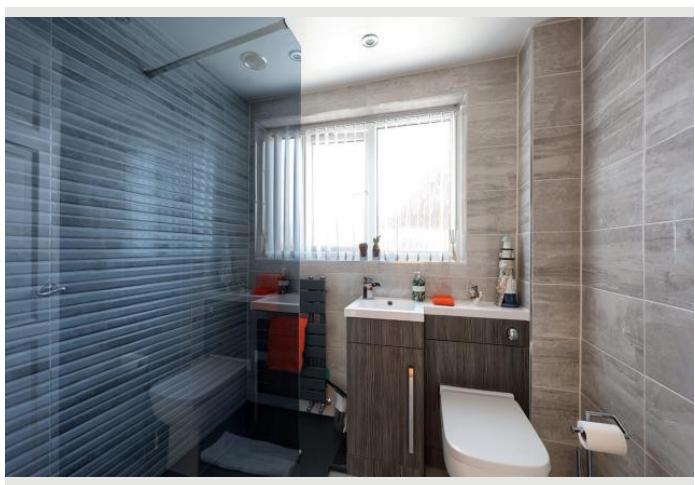


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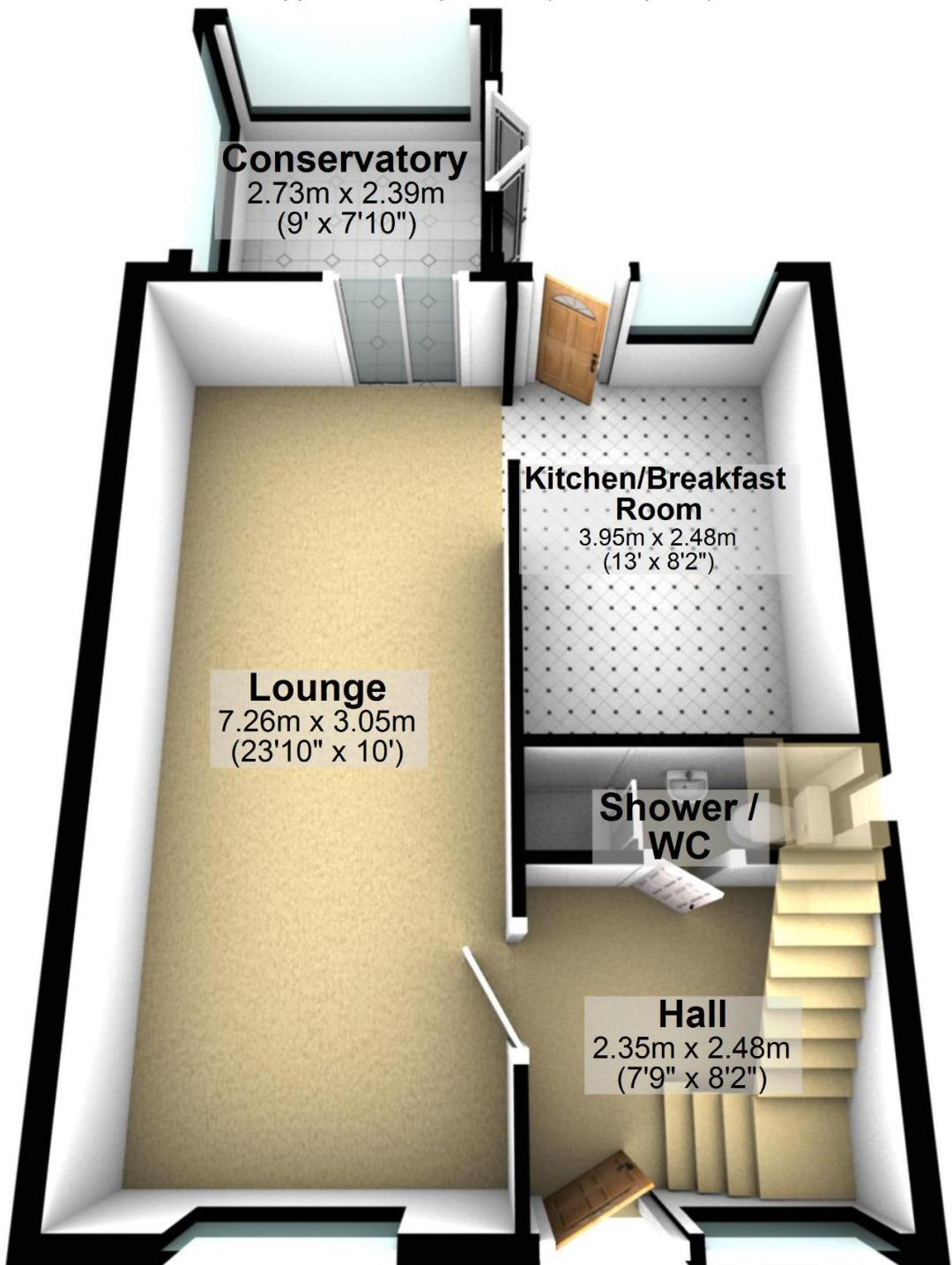
**18/02/2026**

# Property Floor Plans

59, Lydgate, Burnley, BB10 2DU

## Ground Floor

Approx. 47.9 sq. metres (515.3 sq. feet)



Total area: approx. 109.4 sq. metres (1177.3 sq. feet)

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# Property Floor Plans

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## First Floor

Approx. 40.9 sq. metres (439.8 sq. feet)



Creation Date

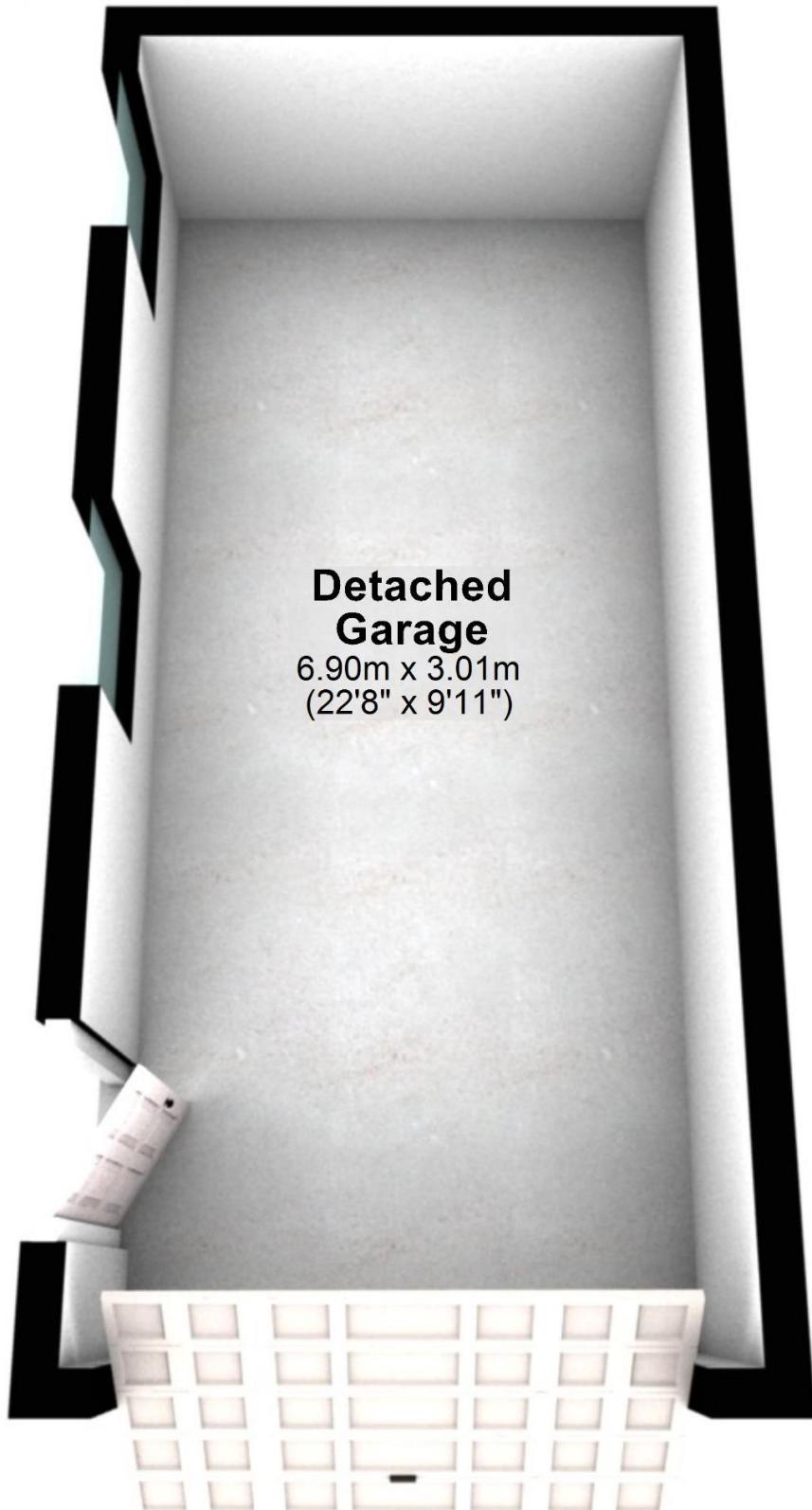
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# Property Floor Plans

59, Lydgate, Burnley, BB10 2DU

## Detached Garage

Approx. 20.6 sq. metres (222.2 sq. feet)



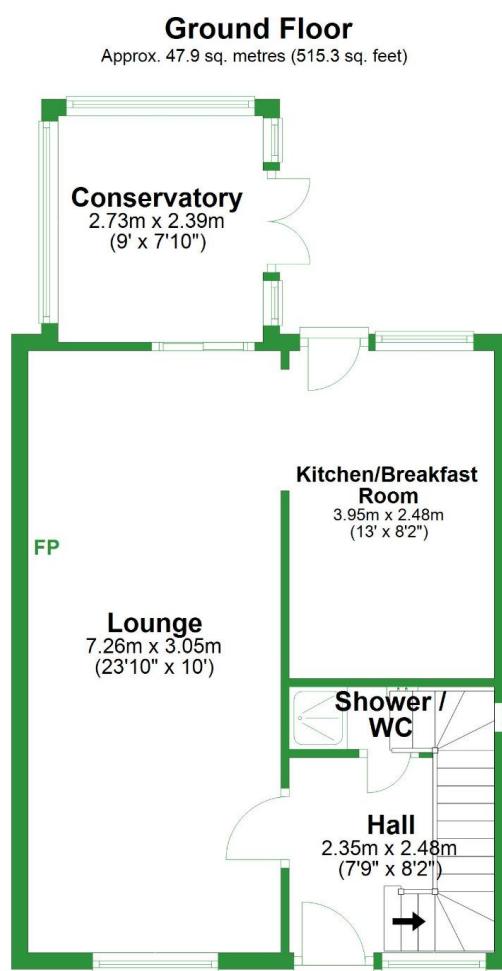
**Detached  
Garage**  
6.90m x 3.01m  
(22'8" x 9'11")

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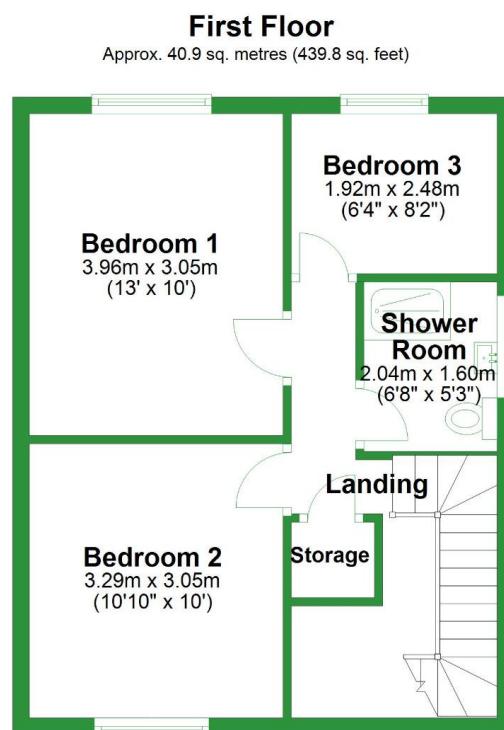


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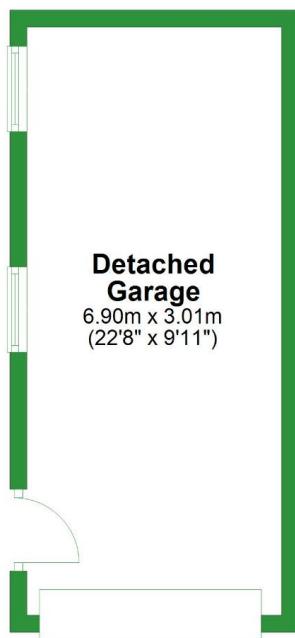
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## Detached Garage

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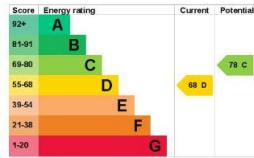
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# Property EPC

59, Lydgate, Burnley, BB10 2DU

11/02/2026, 09:52 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)		
59 Lydgate BURLEY BB10 2DU	Energy rating <b>D</b>	Valid until: 20 July 2035
		Certificate number: 6835-2923-4500-0349-2226
Property type Semi-detached house		
Total floor area 80 square metres		
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a> ).		
Energy rating and score	The graph shows this property's current and potential energy rating.	
This property's energy rating is D. It has the potential to be C.	Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.	
<a href="#">See how to improve this property's energy efficiency</a>	For properties in England and Wales:	
 A scale showing energy ratings from A (top) to G (bottom). The scale is divided into 7 segments, each 7 points wide. The segments are color-coded: A (dark green), B (medium green), C (light green), D (yellow), E (orange), F (red-orange), and G (red). The segments are labeled with their respective energy ratings: A (92+), B (81-91), C (69-80), D (55-68), E (39-44), F (21-38), and G (1-20). The 'Current' rating is marked at D (55-68) and the 'Potential' rating is marked at C (69-80). Arrows point from the labels to the corresponding segments on the scale.		

<https://find-energy-certificate.service.gov.uk/energy-certificate/6835-2923-4500-0349-2226/print=true>

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# Property Info

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## Property Type

House

## Property Style

Semi-Detached

## Bedrooms

3

## Bathroom

2

## Receptions

2

## Tenure Type

Freehold

## Floor Area

1177.3

## Agency Type

Sole

## Parking

Garage

## Type

Sales

## Electricity

Mains Supply

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# Property Info

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## 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

£260,000

## Land Size

-

## Age of Property

-

## Year Built

-

## New Home

No

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# Property Features

59, Lydgate, Burnley, BB10 2DU

## Feature 1

Three Bedroom Semi-detached

## Feature 2

Sought - After Location

## Feature 3

Spacious Lounge With Log Burner

## Feature 4

Modern Breakfast/kitchen With Underfloor Heating

## Feature 5

Conservatory

## Feature 6

Ground Floor Shower Room And Wc

## Feature 7

South Facing Low Maintenance Garden

## Feature 8

Detached Garage And Off Road Parking

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# Property Description

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## Beautifully Presented Three-Bedroom Semi in Burnley

Situated close to the Harle Syke area of Burnley, this three-bedroom semi-detached home offers stylish, modern living with beautiful open aspects to the rear. Perfectly positioned for local amenities, well-regarded schools, transport links and countryside walks, the property also benefits from easy access to the surrounding open spaces and nearby parks, making it ideal for families and professionals alike.

### Key Features

- Three-bedroom semi-detached property
- Sought-after location near Harle Syke, Burnley
- Open rear aspect
- Spacious bay-fronted lounge with chrome radiators
- Feature swivelling log-burning stove
- Modern kitchen/breakfast room with underfloor heating
- Integrated appliances & feature lighting
- Ground floor shower room & WC
- Two double bedrooms with fitted furniture
- Versatile third bedroom/home office
- Luxury fully tiled shower room with rainfall shower
- Landscaped rear garden with patio areas & mood lighting
- Low-maintenance artificial turf front & rear
- Large driveway & detached garage with electricity

### Agent's Perspective

Step inside to a welcoming entrance hallway with useful under-stair storage, leading through to a spacious bay-fronted lounge. Flooded with natural light, this impressive reception room features contemporary chrome radiators and a striking swivelling log-burning stove, creating a warm and inviting focal point, perfect for cosy evenings. To the rear, a well-insulated conservatory with doors opening onto the garden provides additional living space and seamless indoor-outdoor flow. The modern kitchen/breakfast room is thoughtfully designed with both style and practicality in mind, boasting underfloor

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heating, under-cupboard and kickboard lighting, and a range of integrated appliances. A convenient ground floor shower room with WC completes the downstairs accommodation.

Upstairs, the property offers a spacious master bedroom complete with fitted furniture and a cleverly designed hidden TV cabinet, a second double bedroom also featuring fitted furniture, and a third bedroom that is perfectly suited for use as a child's bedroom or home office. The luxurious shower room features fully tiled walls and a stunning walk in rainfall shower. Externally, the property continues to impress. The front and rear gardens are finished with low-maintenance artificial turf, while the beautifully landscaped rear garden enjoys open views and has been designed for entertaining, with patio seating areas, mood lighting, electricity supply, and both hot and cold water taps. A large driveway provides off-road parking for multiple vehicles and leads to a detached garage with electricity.

## Client's Perspective

This superb home combines high-spec finishes, generous living space and an enviable location - early viewing is highly recommended.

## Additional Information

The property is subject to rent charge, 25 a year to Shenstone Properties.

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