

Property Details

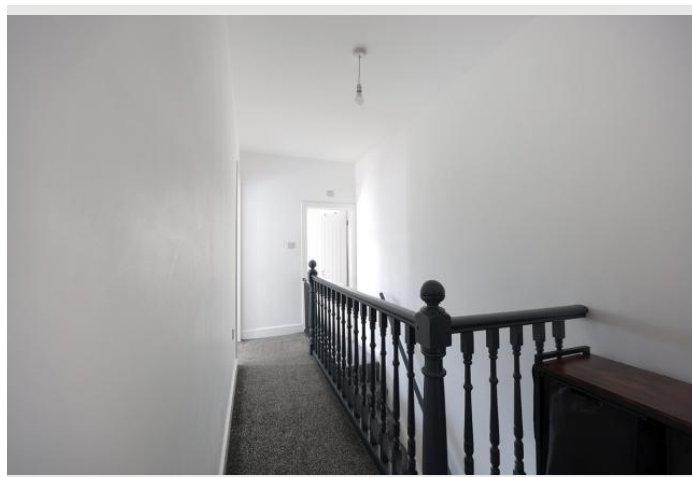
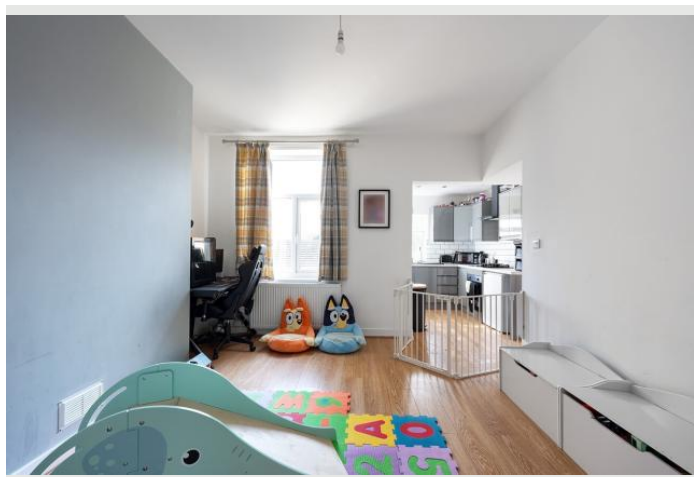
82 Manchester Road, Hapton,
Burnley, Lancashire, BB12 7LF

OIRO £135,000



Property Photos

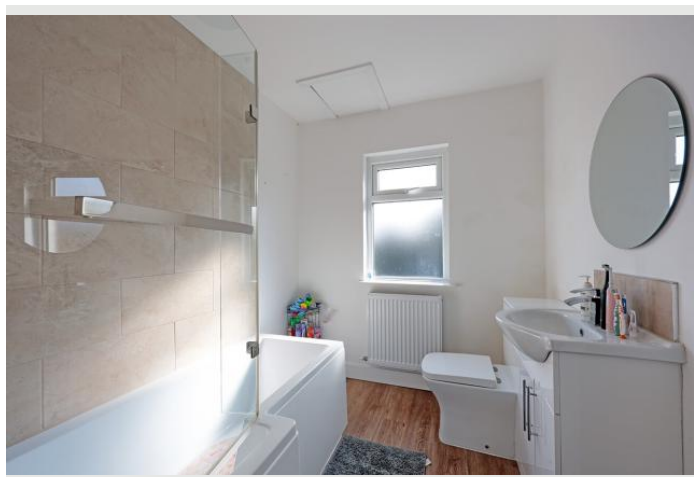
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Creation Date
23/07/2026

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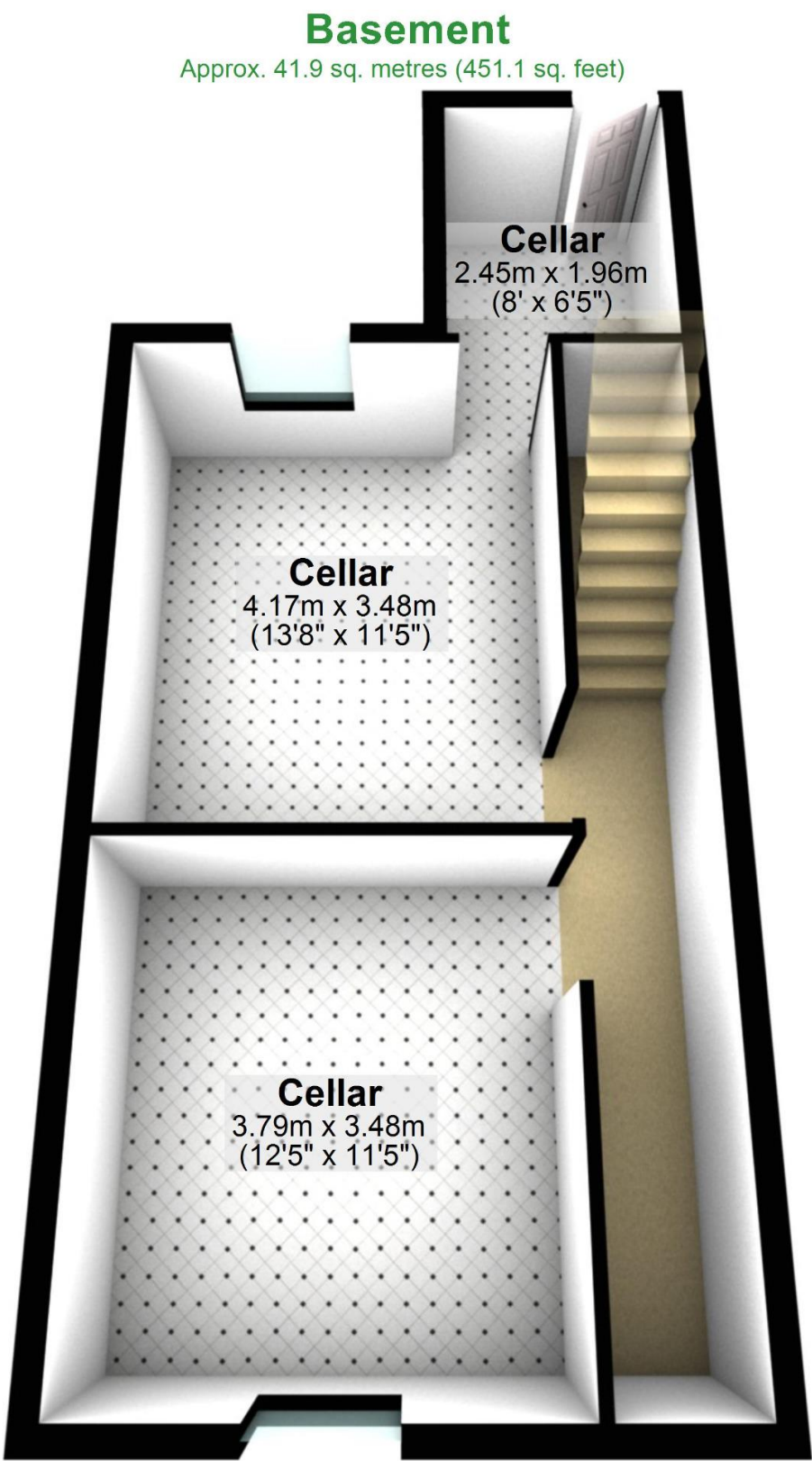
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Property Floor Plans

82 Manchester Road, Hapton, Burnley, Lancashire, BB12 7LF

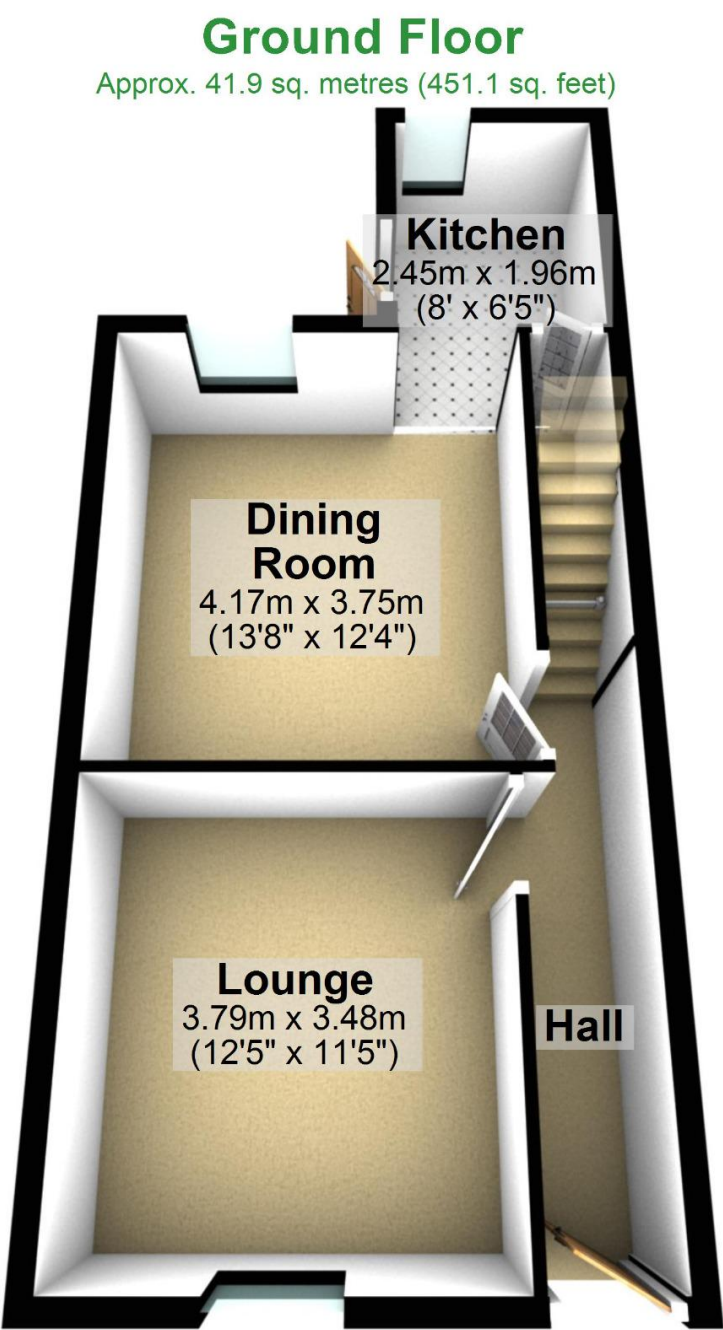


Total area: approx. 125.5 sq. metres (1350.8 sq. feet)

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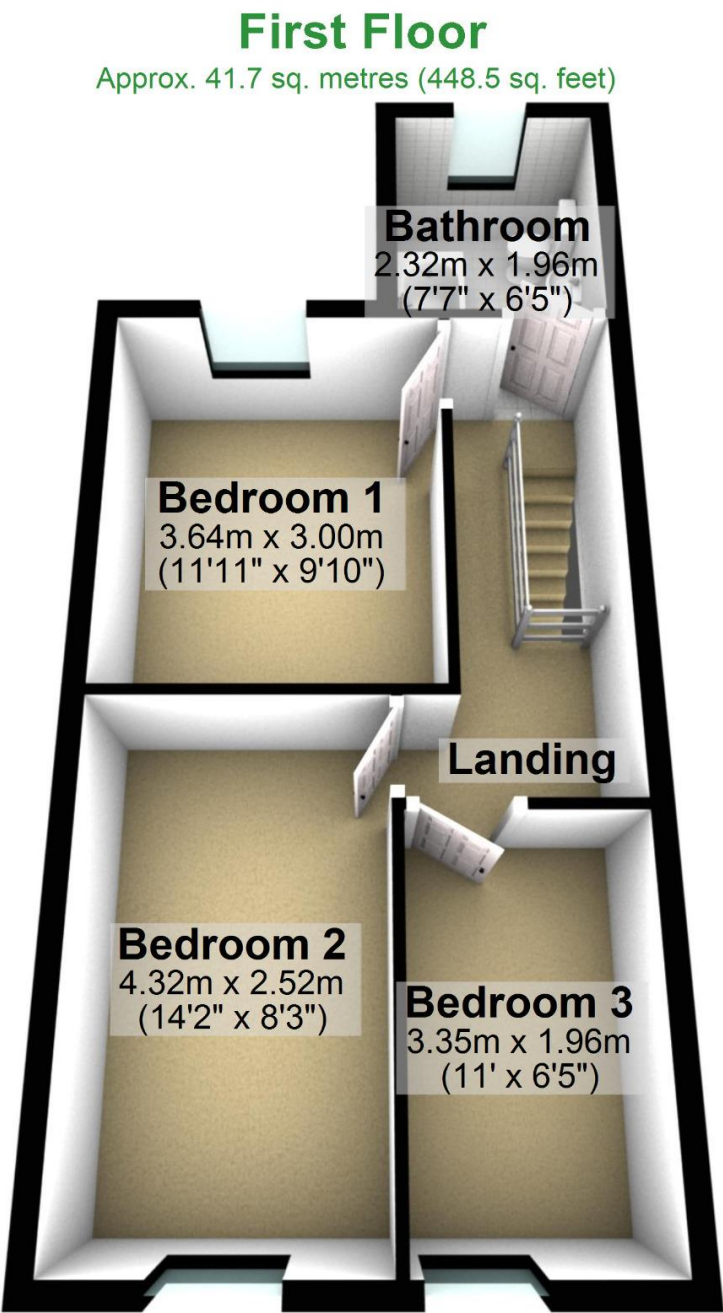
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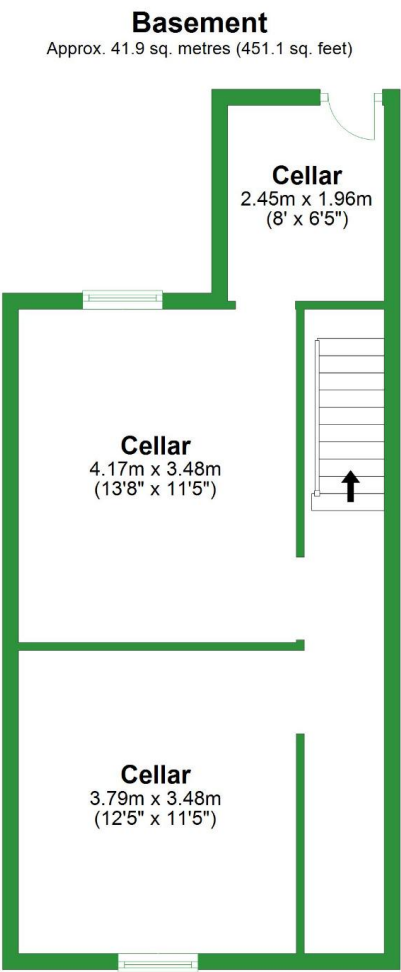
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Property Floor Plans

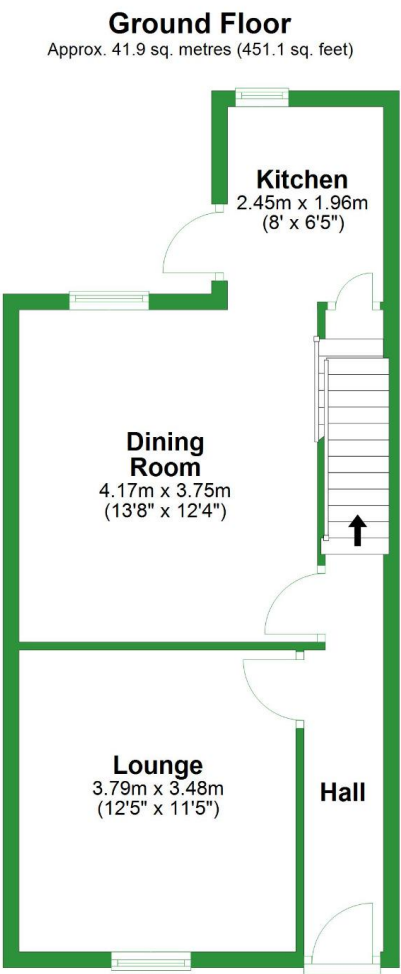
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Property Info

82 Manchester Road, Hapton, Burnley, Lancashire, BB12 7LF

Property Type
House
Property Style
Terraced
Bedrooms
3
Bathroom
1
Receptions
2
Tenure Type
Freehold
Floor Area
1350
Agency Type
Sole
Parking
Street Parking
Type
Sales
Electricity
Mains Supply

Property Info

82 Manchester Road, Hapton, Burnley, Lancashire, BB12 7LF

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

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

OIRO

Price

£135,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Property Features

82 Manchester Road, Hapton, Burnley, Lancashire, BB12 7LF

Feature 1

Generous Three Bedroom Mid Terrace

Feature 2

Three Cellar Rooms With Versatile Use

Feature 3

Spacious Lounge And Dining Room

Feature 4

Bright Kitchen Located To The Rear

Feature 5

Perfect Location For Commuters With Access To M65 And A56

Feature 6

Great Investment Opportunity Sold With A Tenant In Situ

Feature 7

Excellent Range Of Nearby Amenities Including Supermarkets, Shops, Cafes And Leisure Facilities

Feature 8

Close To Local Primary And Secondary Schools

Property Description

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**Spacious Three-Bedroom Mid Terraced Property Offering Generous
Accommodation Throughout**

Key Features

Ideal investment opportunity with tenant in situ, providing immediate rental income
Current rent - 795 PCM
Three useful cellar rooms providing excellent storage and flexible additional space
Spacious lounge positioned to the front of the property
Separate dining room ideal for family living and entertaining
Fitted kitchen located to the rear with access to the yard
Three well-proportioned bedrooms situated on the first floor
Family bathroom serving all bedrooms
Enclosed rear yard providing a low maintenance outdoor area
Well-maintained home ready for a new owner to add to their investment portfolio
Flexible accommodation arranged over three levels
Convenient location with easy access to Padiham, Burnley and Huncoat
Excellent range of nearby amenities including supermarkets, shops, cafes and leisure facilities
Close to local primary and secondary schools
Excellent commuter location with easy access to Hapton railway station and the M65 motorway network
Popular residential location combining convenience with everyday practicality

Located on Manchester Road in Hapton, this well-maintained three-bedroom mid-terraced property presents an excellent investment opportunity and is offered for sale with a tenant in situ, providing immediate rental income from completion.

The property benefits from three rooms within the cellar, providing useful additional space that could be used for storage or adapted to suit a range of needs.

On the ground floor, there is a bright and spacious lounge positioned to the front of the

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home, while the dining room sits centrally and leads through to a kitchen located at the rear. This layout works well for everyday living and offers practical accommodation for tenants.

To the first floor, there are three well-proportioned bedrooms along with a family bathroom. Externally, the property has a rear yard area, offering a private outdoor space with room for seating or storage.

The property is well placed for local amenities and everyday essentials. Transport links are excellent, with Hapton railway station providing direct connections towards Burnley, Blackburn and Manchester, making it attractive to commuters. Road links via the A682 and M65 are also within easy reach.

From the Agent's Perspective:

This is a fantastic opportunity for investors seeking a property that generates income from day one. With a tenant already in situ, the property offers an established rental arrangement alongside generous and versatile accommodation.

The three cellar rooms provide valuable additional space alongside the lounge, dining room and three bedrooms, while the convenient location ensures continued appeal to tenants. Excellent access to Padiham, Burnley, local amenities, rail services and the M65 motorway network further enhances its investment credentials.

Overall, this is a substantial and well-maintained property in a popular residential location, offering immediate rental income and strong long-term investment potential.

Additional Information

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Property Description

82 Manchester Road, Hapton, Burnley, Lancashire, BB12 7LF

Tenure- Freehold

Council tax band - A

Heating- Gas central heating

Electric- Mains

Drainage - Mains

Anti-Money Laundering (AML) Compliance

Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

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