

Property Details

9 Lawrence Avenue, Simonstone,
Burnley, Lancashire, BB12 7HX

OIRO **£360,000**



Property Photos

9 Lawrence Avenue, Simonstone, Burnley, Lancashire, BB12 7HX



Creation Date

17/07/2026

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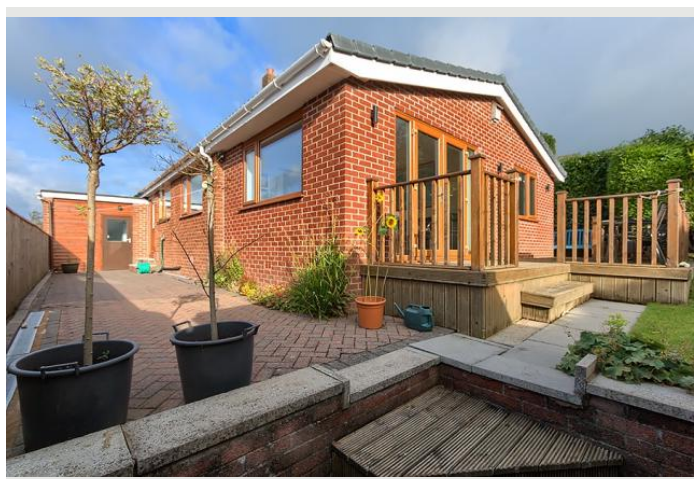
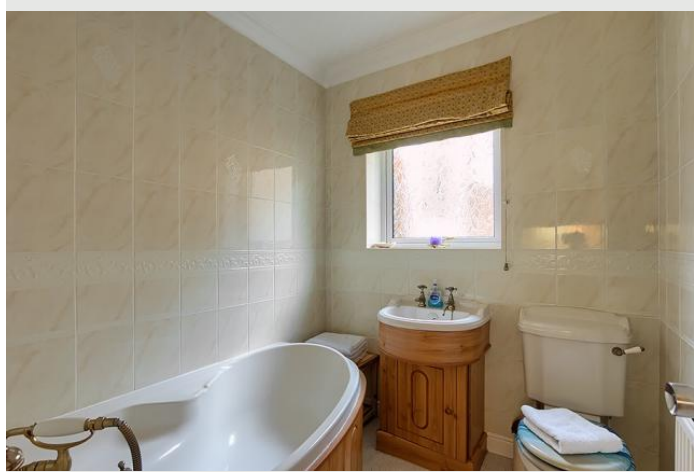


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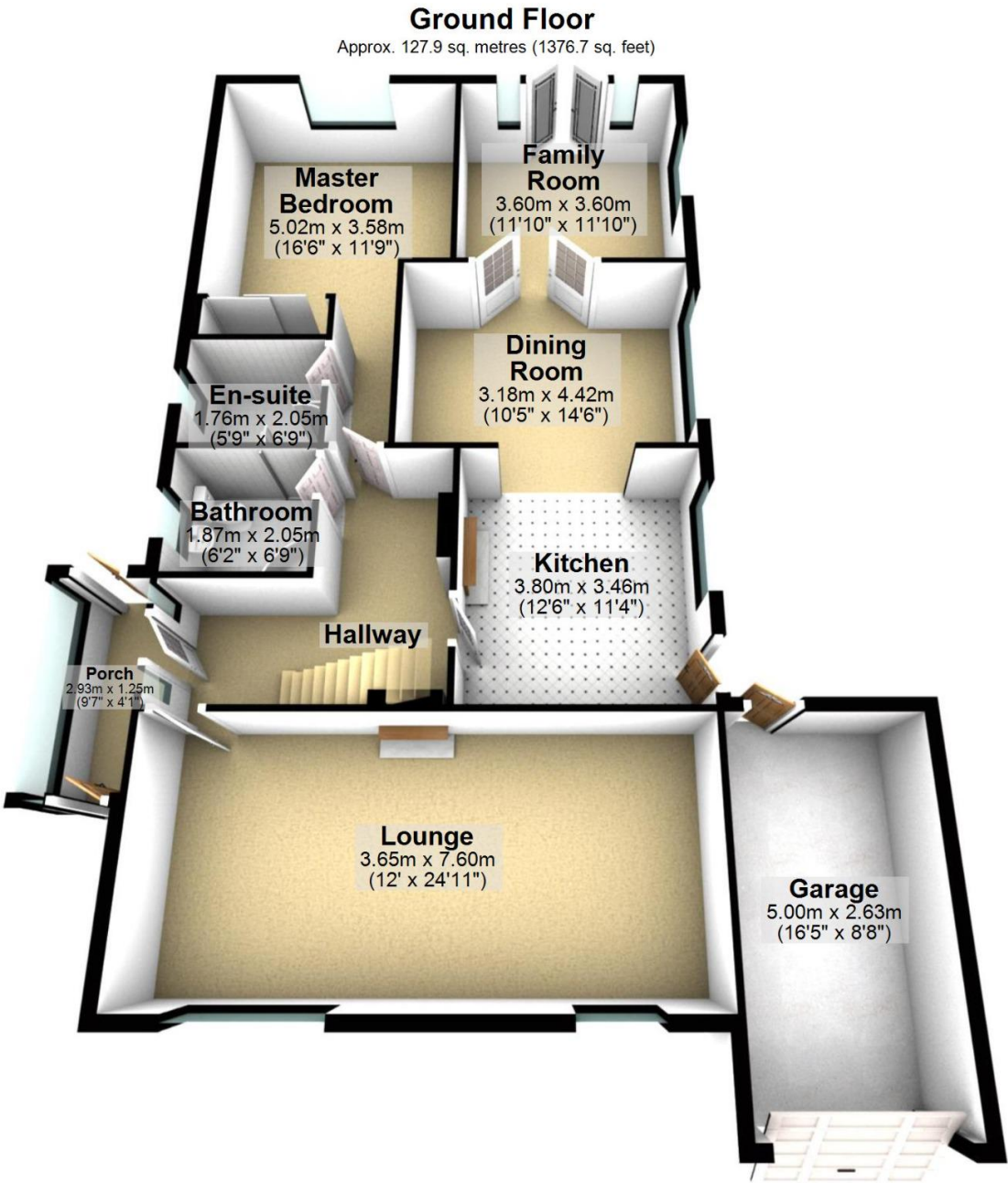


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Property Floor Plans

9 Lawrence Avenue, Simonstone, Burnley, Lancashire, BB12 7HX



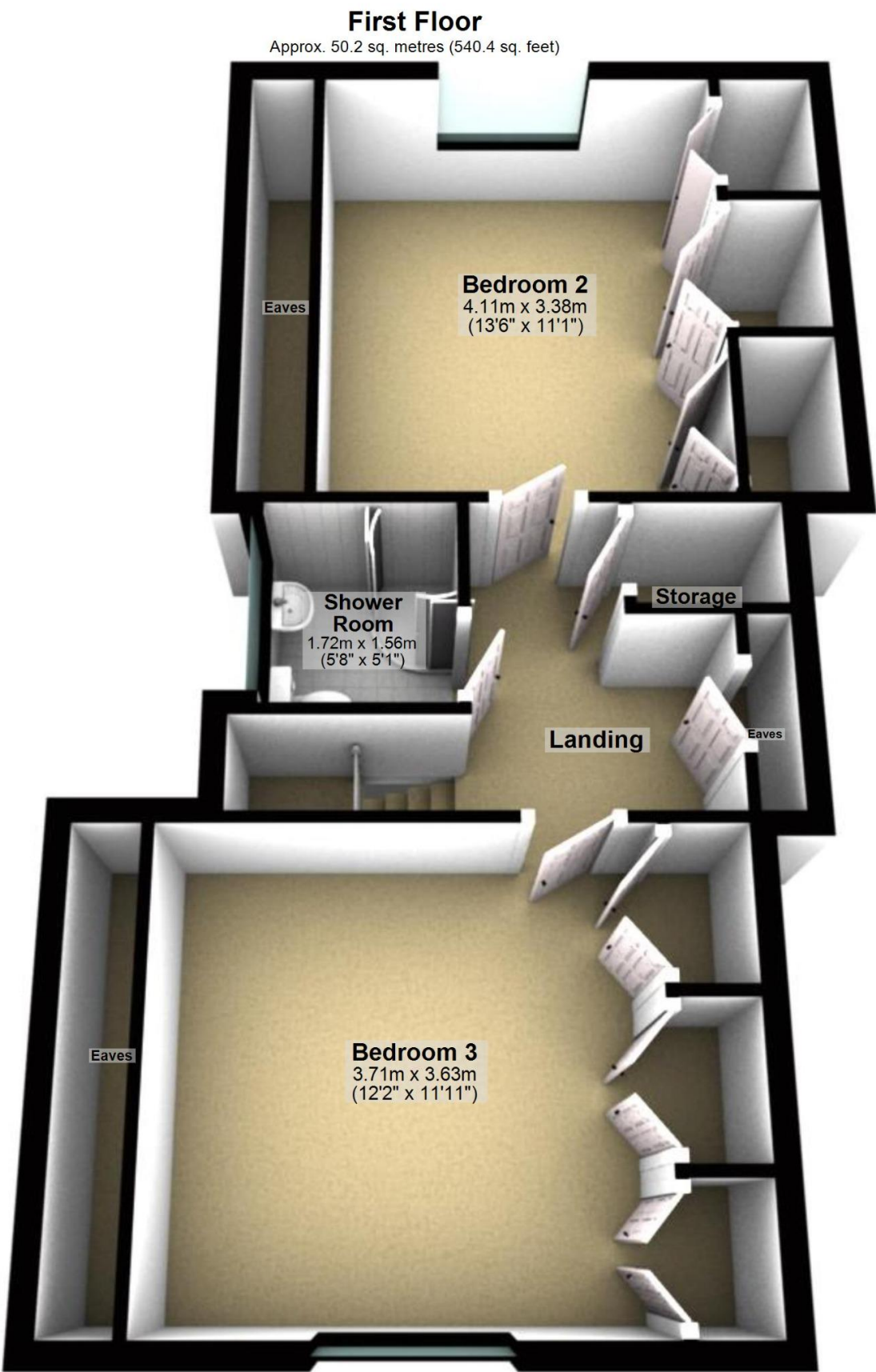
Total area: approx. 178.1 sq. metres (1917.1 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

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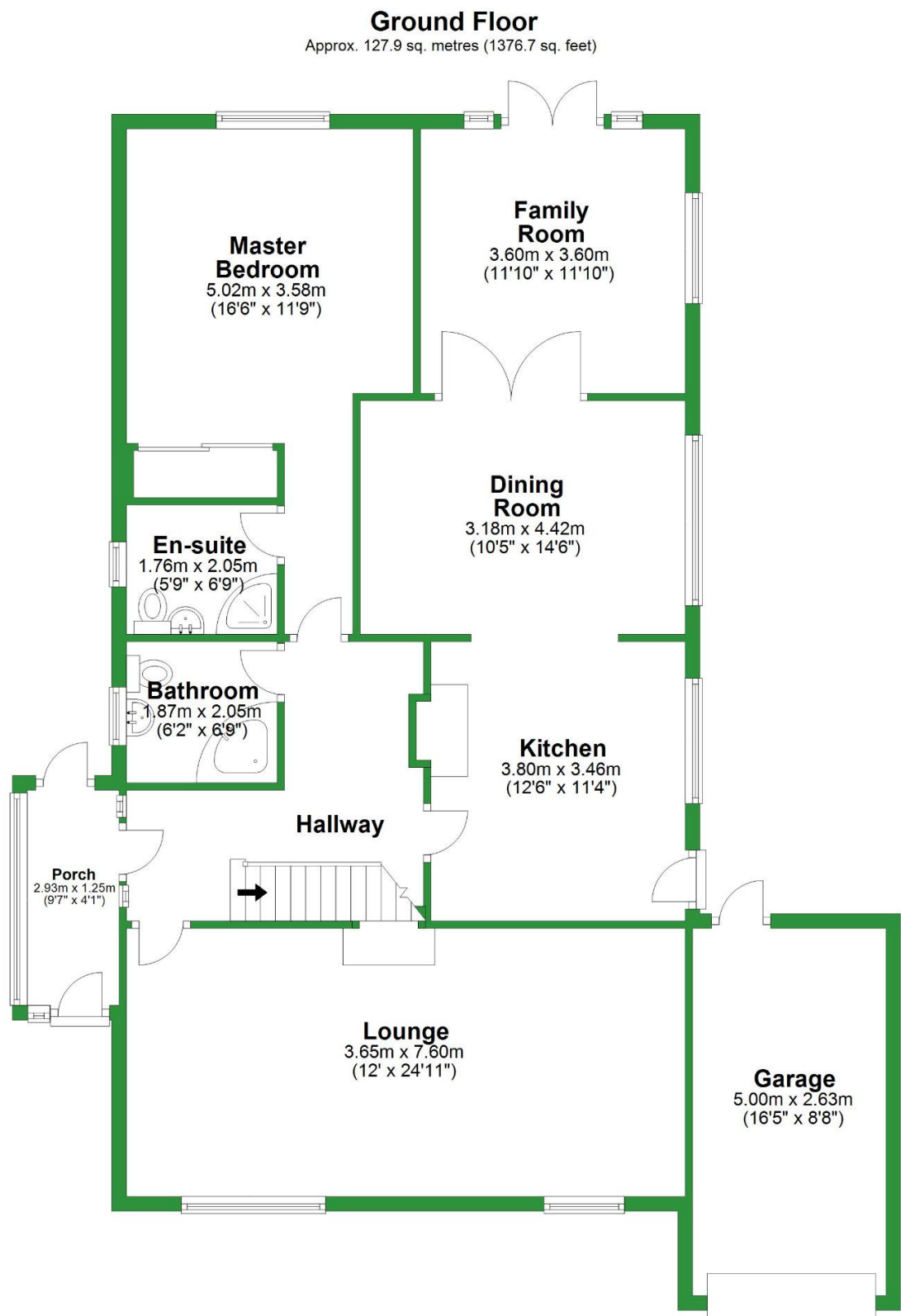
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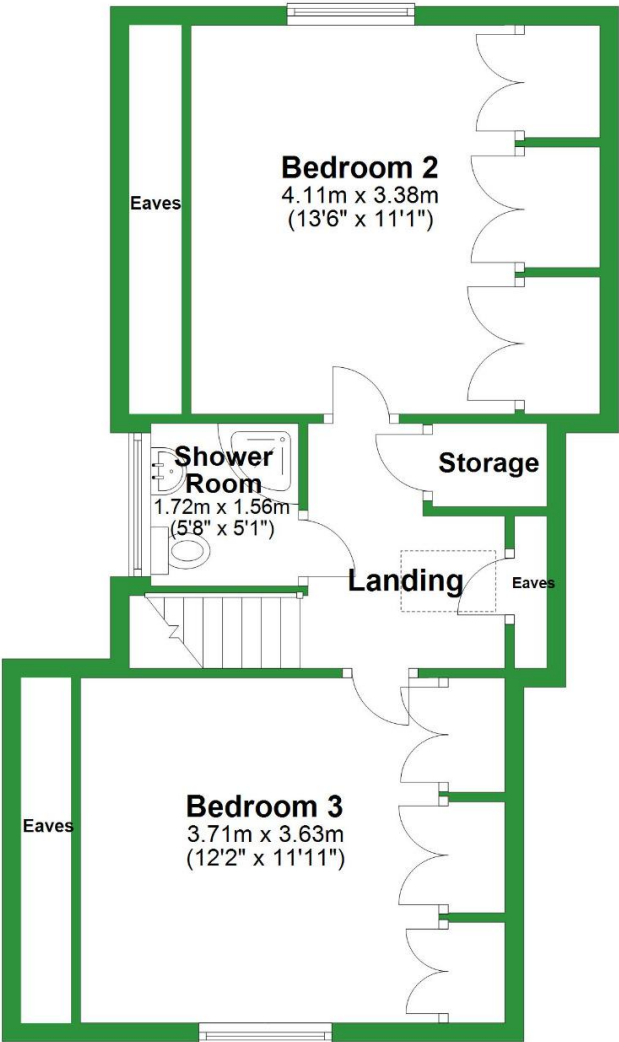
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First Floor

Approx. 50.2 sq. metres (540.4 sq. feet)



Property Info

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Property Type
House
Property Style
Detached
Bedrooms
3
Bathroom
3
Receptions
3
Tenure Type
Freehold
Floor Area
1917
Agency Type
Sole
Parking
Drive
Type
Sales
Electricity
Mains Supply

Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
-
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
-
Condition
-
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

£360,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Property Features

9 Lawrence Avenue, Simonstone, Burnley, Lancashire, BB12 7HX

Feature 1

Spacious Detached House In The Sought-after Village Of Simonstone

Feature 2

Three Generous Double Bedrooms Arranged Over Two Floors

Feature 3

Open Plan Kitchen, Dining And Family Room, Ideal For Everyday Living And Entertaining

Feature 4

Quality Fitted Kitchen With Integrated Appliances And Breakfast Bar

Feature 5

Spacious Ground Floor Family Bathroom And First Floor Shower Room

Feature 6

Lovely Far-reaching Views Towards Hameldon Hill

Feature 7

Excellent Transport Links To Burnley, Whalley, Clitheroe And The Ribble Valley

Feature 8

Well Regarded Primary And Secondary Schools Within Easy Reach

Property Description

9 Lawrence Avenue, Simonstone, Burnley, Lancashire, BB12 7HX

A Spacious Detached House with Flexible Family Living and Lovely Views

Key Features

Spacious detached house in the sought-after village of Simonstone
Three generous double bedrooms arranged over two floors
Bright lounge with feature multi-fuel wood burner
Open plan kitchen, dining and family room, ideal for everyday living and entertaining
Quality fitted kitchen with integrated appliances and breakfast bar
Main bedroom with fitted furniture and en suite shower room
Spacious ground floor family bathroom and first floor shower room
Lovely far-reaching views towards Hameldon Hill
Welcoming entrance hall with fitted study area and useful storage
Enclosed rear garden with timber decking, lawn and mature planted borders
Private driveway providing off-road parking and a single garage
Well regarded primary and secondary schools within easy reach
Local shop, cafes, pubs and everyday amenities nearby
Excellent transport links to Burnley, Whalley, Clitheroe and the Ribble Valley
Convenient access to the A56 and M65 for commuters
Surrounded by countryside walks and outdoor leisure opportunities

Set in the popular village of Simonstone, this spacious detached house offers generous living space arranged across two floors. A welcoming entrance hall leads through to a bright lounge with a multi-fuel wood burner, while the open plan kitchen, dining and family room creates an ideal space for everyday living and entertaining. The kitchen is fitted with quality units, integrated appliances and a breakfast bar, with lovely views towards Hameldon Hill. The ground floor also includes a large family bathroom and a main bedroom with fitted furniture and an en suite shower room, while upstairs offers two further double bedrooms, a shower room and useful storage. Outside, the property benefits from a private driveway, single garage and an enclosed rear garden with a timber decking area, lawn and mature planted borders, providing a lovely space to relax, entertain or enjoy time outdoors.

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From the Agents Perspective:

This is a home that offers a wonderful balance of space, comfort and flexibility.

Simonstone is a popular village with a real sense of community, making it an excellent choice for families and those looking for a well-connected yet peaceful setting. There is a good selection of well-regarded primary and secondary schools within easy reach, along with local amenities and excellent transport links to Burnley, Whalley, Clitheroe and the surrounding areas. Combined with the attractive outdoor space and views towards Hameldon Hill, this is a property that is well placed to enjoy both village life and the Lancashire countryside.

Additional Information

Tenure- Freehold

Council tax band - E

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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