



12 Norton Street, Hapton
Burnley

Farrar & Forbes
ESTATE AGENTS

£99,950



12 Norton Street

Hapton, Burnley

Set in the heart of Hapton, this well-presented two-bedroom mid-terrace is conveniently positioned close to local schools, churches and bus links, with Hapton train station just a short distance away. Ready to move straight into and benefiting from a recently updated kitchen, this would make an ideal home for first-time buyers, couples or those looking to downsize.

Entering the property, you are welcomed into the lounge, where original stone-flagged flooring adds plenty of character. The chimney breast offers further potential and could be reinstated to accommodate a log-burning stove or traditional fireplace, creating an attractive focal point.

To the rear is the recently updated kitchen/diner, fitted with a range of matching wall, base and drawer units complemented by contrasting work surfaces. The kitchen incorporates an integrated oven and hob, with additional space and plumbing for a washing machine and dishwasher. There is also an extended storage cupboard offering excellent additional space, with the potential to be converted into a useful utility area.

Upstairs, the property offers two bedrooms alongside a three-piece bathroom suite comprising a low-level WC, pedestal hand wash basin and panelled bath with an overhead shower and folding glass shower screen.

Externally, to the rear is an enclosed flagged yard, providing a low-maintenance outdoor space.

With its character features, updated kitchen and convenient village location, this ready-to-move-into home offers a great opportunity in the heart of Hapton.

- Stone-Built Mid-Terrace
- Two Bedrooms
- Recently Updated Kitchen
- Extended Storage Cupboard/Potential Utility Room
- Close To Hapton Train Station & Motorway Links
- Near to Local Schools





Floor 0

Approximate total area⁽¹⁾

58.9 m²

634 ft²



Landing
0.72 x 0.77 m
2'4" x 2'6"

Hallway
0.87 x 1.75 m
2'10" x 5'8"

Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Farrar & Forbes Estate Agents

Farrar & Forbes Estate Agents 1, Arcadia, Market Street - BB8 0HX

01282914042

info@farrarandforbes.co.uk

farrarandforbes.co.uk/