Pendle Hill Properties
estate and letting agents

Creation Date
11/11/2026

Property Details

10 Lower Fields, Burnley, Lancashire, BB12 6PF

OIRO **£299,950**



Property Photos

10 Lower Fields, Burnley, Lancashire, BB12 6PF

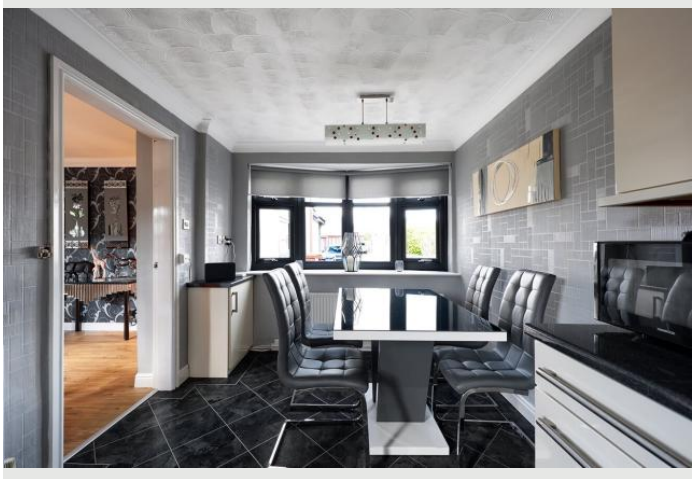












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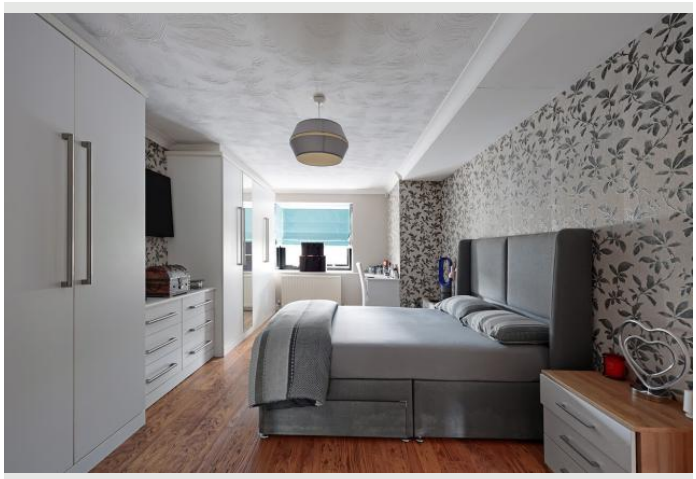
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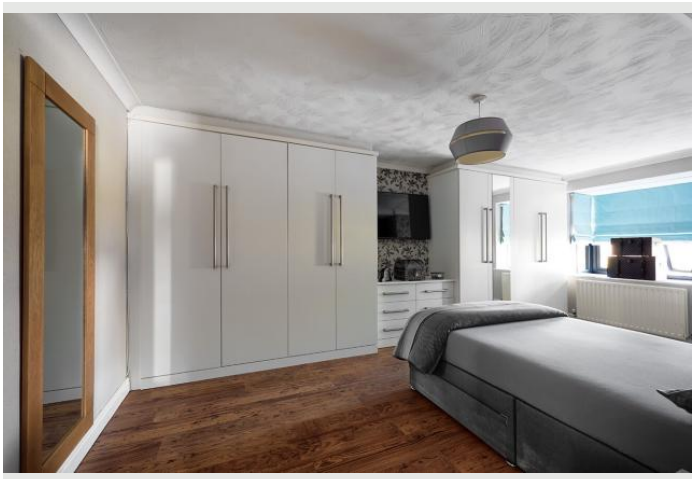
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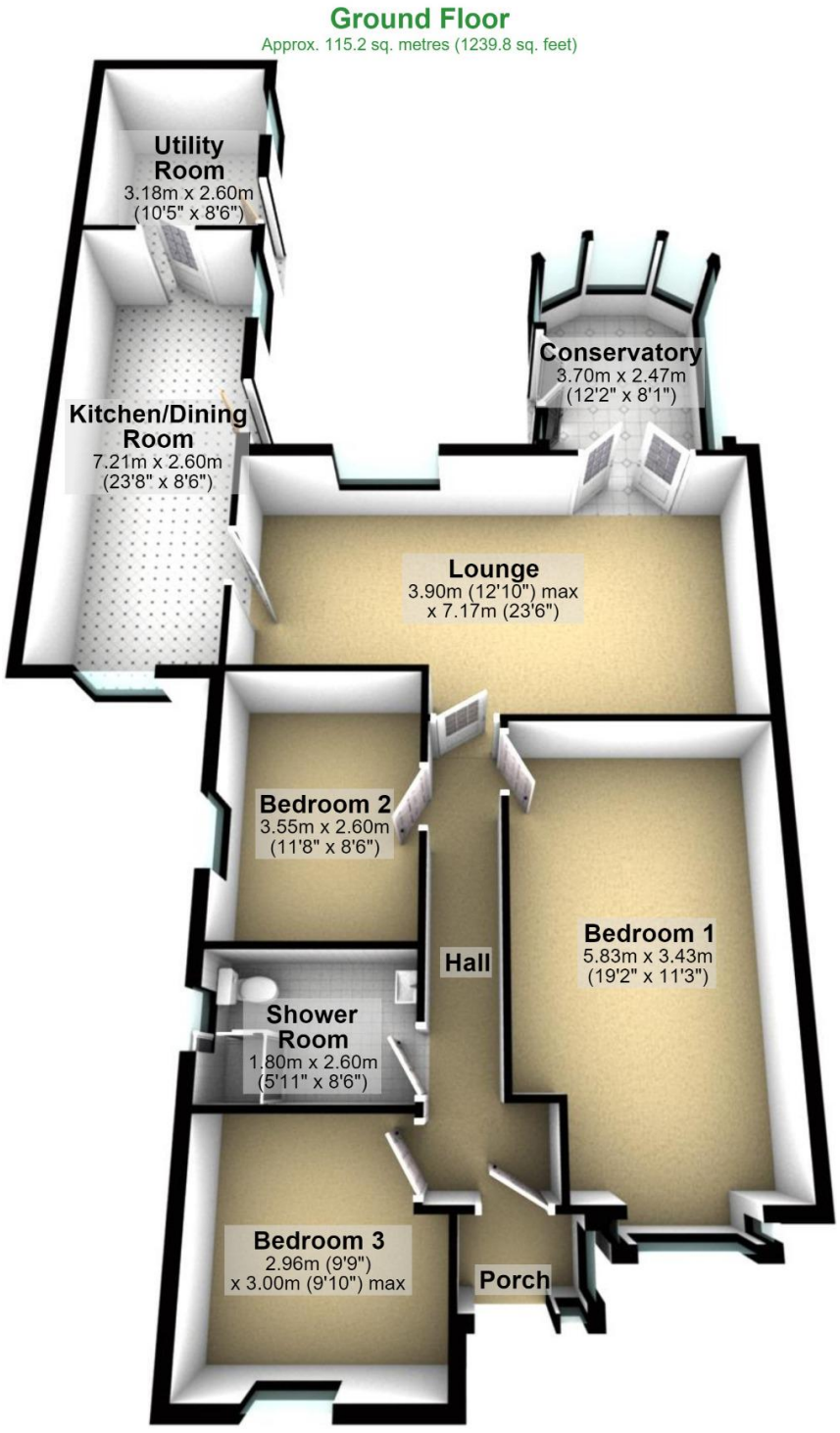


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Property Floor Plans

10 Lower Fields, Burnley, Lancashire, BB12 6PF



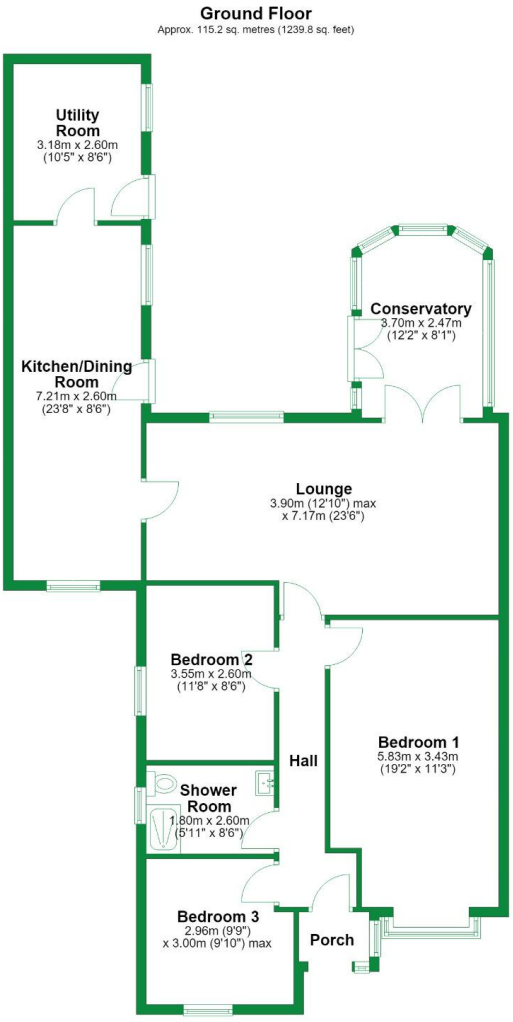
Total area: approx. 115.2 sq. metres (1239.8 sq. feet)

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Property Info

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Property Type
Bungalows
Property Style
Semi-Detached Bungalow
Bedrooms
3
Bathroom
1
Receptions
2
Tenure Type
Freehold
Floor Area
1239
Agency Type
Sole
Parking
Drive
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, FTTP
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

OIRO

Price

£299,950

Land Size

-

Age of Property

-

Year Built

-

New Home

No

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Property Features

10 Lower Fields, Burnley, Lancashire, BB12 6PF

Feature 1
Beautifully Presented True Bungalow In Move-in Ready Condition
Feature 2
Spacious Living Areas Including A Bright Garden Room To The Rear
Feature 3
Open Plan Kitchen Dining Area With Access To The Utility Room
Feature 4
Spacious Double Bedroom With Integrated Wardrobes And Drawers
Feature 5
Two Further Bedrooms With Fitted Wardrobes
Feature 6
Modern Shower Room
Feature 7
Ample Driveway Parking
Feature 8
Low Maintenance Front And Rear Garden

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Property Description

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Beautifully Presented True Bungalow in a Quiet Cul-de-Sac

Key Features

- Beautifully presented true bungalow in move-in ready condition
- Adapted to provide practical access for wheelchair users
- Spacious rear lounge with direct access into the bright garden room
- Garden room offering additional living space overlooking the garden
- Modern kitchen dining room with integrated appliances
- Large utility room providing extra storage and workspace
- Generous principal bedroom with fitted wardrobes and drawer units
- Two further bedrooms with integrated wardrobe space
- Stylish, modern shower room
- Low-maintenance rear garden with patio seating area
- Front garden with decorative stone finish
- Large driveway providing ample off-road parking
- Positioned within a quiet cul-de-sac in the popular Lower Fields area
- Close to local shops, supermarkets and everyday amenities
- Well-regarded schools within a short drive
- Excellent transport links, including nearby bus routes and easy access to the M65 motorway
- Ideal for buyers seeking comfortable single-storey living

Situated in a quiet cul-de-sac on Lower Fields, Burnley, this beautifully presented true bungalow offers spacious, well-planned accommodation and is ready to move straight into. Thoughtfully adapted to suit wheelchair users, the property provides practical and comfortable single-storey living, making it an excellent choice for a wide range of buyers.

The heart of the home is the generous lounge at the rear, with direct access into a bright garden room, creating a wonderful space to relax or enjoy views of the garden throughout the year. The kitchen dining room is fitted with integrated appliances and leads through to a spacious utility room, providing plenty of additional storage and workspace.

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To the front of the property there is a generous double bedroom complete with fitted wardrobes and drawers. There are two further bedrooms, both benefiting from integrated wardrobe space, along with a modern shower room finished to a high standard.

Outside, the low-maintenance rear garden features a patio seating area, perfect for enjoying warmer days. To the front, there is a garden with a stone finish and a large driveway providing ample off-road parking.

The property is conveniently located within easy reach of local shops, supermarkets and everyday amenities. Several well-regarded schools are just a short drive away, while excellent transport connections and nearby bus routes make travelling around Burnley straightforward. The M65 motorway is also easily accessible, offering convenient links to Blackburn, Preston and beyond.

From the Agent's Perspective:
This is a home that has been thoughtfully maintained and is ready to move straight into. The practical layout, generous room sizes and excellent outside space make it suitable for buyers looking for comfortable single-storey living without compromising on space. Its quiet setting, combined with easy access to local amenities and transport links, makes it a property that is sure to attract plenty of interest.

From the Client's Perspective:
This has been a peaceful and quiet home, surrounded by lovely neighbours and a friendly community. The nearby walks are a real highlight, offering plenty of opportunities to enjoy the local area. It's a welcoming place to live with a great sense of community and a relaxed atmosphere.

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Additional Information
Tenure- Freehold
Council tax band - C
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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