

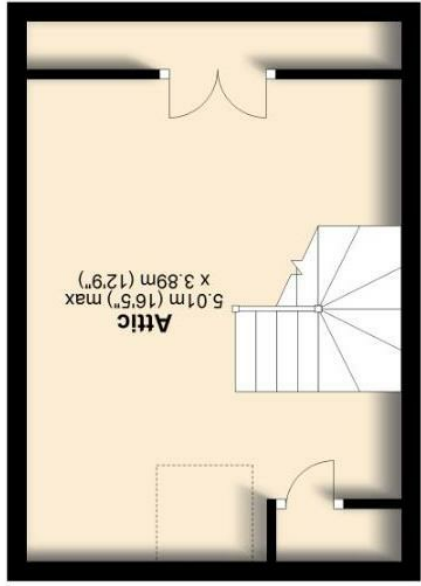


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

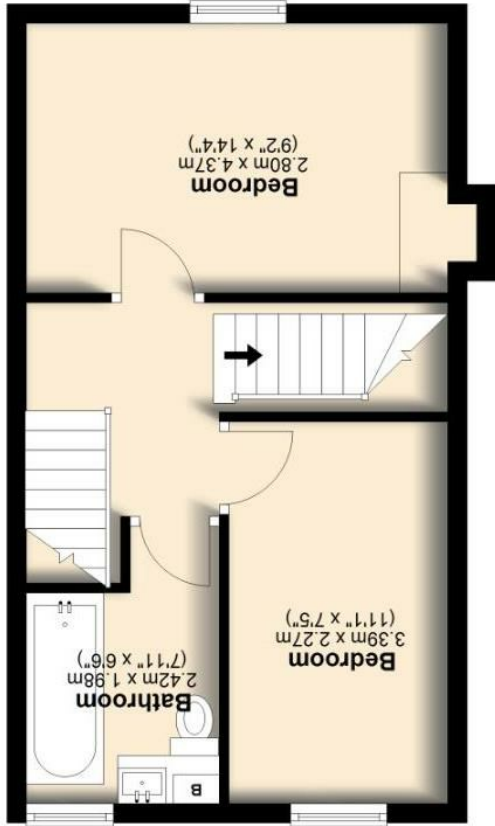
### Hambleton View, Read

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them. Plan produced using PlanUp.

Total area: approx. 91.3 sq. metres (982.4 sq. feet)



**Second Floor**  
Approx. 21.8 sq. metres (234.4 sq. feet)



**First Floor**  
Approx. 33.8 sq. metres (364.0 sq. feet)



**Ground Floor**  
Approx. 35.7 sq. metres (384.0 sq. feet)



Asking Price £155,000



15 Hambleton View  
Read  
Burnley  
BB12 7PD



Council Tax Band: A



Petty Real are delighted to present for sale Hambledon View, Read — a charming mid-terrace home that simply must be viewed to fully appreciate the potential it offers as your next home. Ideally situated in the sought-after village of Read, the property enjoys convenient access to a range of local amenities while also providing excellent links into the beautiful Ribble Valley, including nearby Clitheroe.

This inviting home features a cosy reception room complete with a log burner, creating a warm and welcoming living space. However, the true potential lies within the attic, offering flexible space that could be utilised in a variety of ways to suit your lifestyle.

Positioned within a highly regarded school catchment area for both primary and secondary education, Hambledon View presents an excellent opportunity for a range of buyers. With its appealing location, character features, and scope for further use of the attic space, early viewing is highly recommended.

Don't miss out — contact Petty Real today to arrange your viewing.

### Property Description

Entering through the front door, you step into the welcoming reception room (4.37m x 3.80m) which serves as the main living space of the home. This cosy and inviting room is centered around a charming log burner, creating a warm focal point and the perfect retreat for relaxing evenings.

Moving through to the kitchen (4.38m x 4.20m), you will find a practical and well-proportioned space. Countertops run along the left-hand side with both wall and base units providing ample storage. The oven and hob are centrally positioned within this run of units, while there is space for a large freestanding fridge freezer. The sink is positioned beneath the window overlooking the rear yard, allowing for plenty of natural light. To the right of the sink, between the window and the rear door, there is an additional worktop with plumbing below for a washing machine.

To the first floor, the principal bedroom (4.37m x 2.80m) is located to the front of the property and offers a generous space capable of accommodating a large bed along with various items of freestanding furniture, such as bedside tables and wardrobes positioned either side of the chimney breast.

To the rear is the second bedroom (2.27m x 3.39m), a versatile room ideal for a child, teenager or home office. The current layout allows for a bed beneath the rear window, a desk near the entrance and space for a wardrobe.

The family bathroom (1.98m x 2.42m) is fitted with a three-piece suite comprising a bath with overhead shower, wash basin and WC. The boiler is also located within this room, having been replaced within the last three years and benefitting from approximately seven years remaining on the warranty.

A standout feature of the home is the second-floor attic space (3.89m x 5.01m). Currently utilised as a home office, this impressive and flexible area provides excellent additional space with useful storage within the eaves. Whether used as a workspace, hobby room, or games retreat, this is a highly adaptable space that truly needs to be seen to be fully appreciated.

View more about this property online....

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)

[@PettyEstAgents](https://twitter.com/PettyEstAgents) [/pettyestateagents](https://www.facebook.com/pettyestateagents)