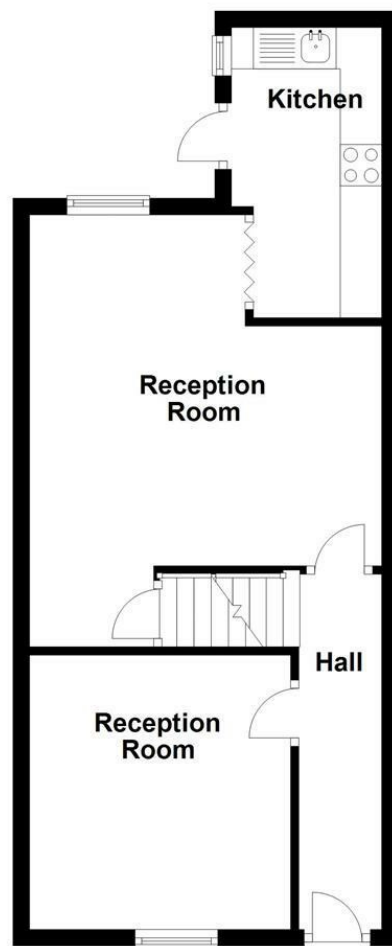
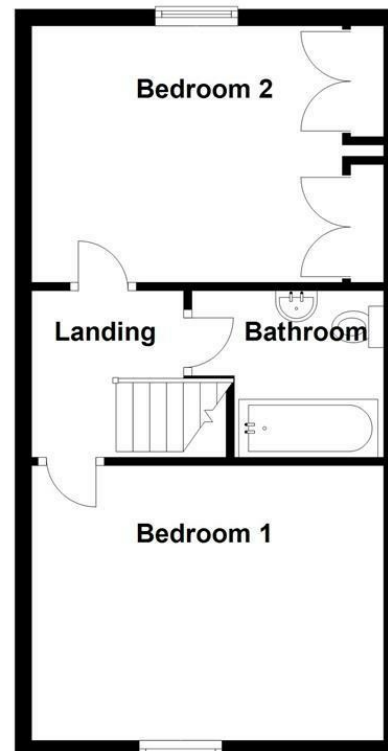


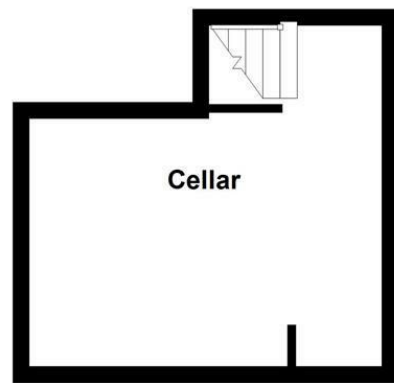
Ground Floor



First Floor



Basement



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Railway Terrace, Nelson, BB9 5LD

£85,000

An Envious Mid Terraced Property

Offering spacious rooms throughout, neutral decoration and being a complete blank canvas, this enviable two double bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Brierfield. Not overlooked from the front and bursting with potential, this property is the perfect first time home or rental investment truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Nelson and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room guides you through to a fitted kitchen and houses a staircase to the lower ground floor. The lower ground floor boasts a fantastic cellar space. The first floor comprises of doors on to two double bedrooms and a three-piece bathroom. Externally there is an enclosed yard to the rear and garden to the front.

For further information or to arrange a viewing please contact our Burnley team at your earliest convenience.

Railway Terrace, Nelson, BB9 5LD

£85,000



- An Envious Mid Terraced Property
- Complete Blank Canvas
- On Street Parking
- Leasehold
- Two Double Bedrooms
- Perfect First Time Home
- EPC Rating TBC
- No Chain Delay
- Two Living Areas
- Council Tax Band A

Ground Floor

Entrance

UPVC door to the hallway.

Hallway

14'1" x 3'3" (4.29m x 0.99m)

Central heating radiator, coving, dado rail, wood effect laminate flooring, doors to two reception rooms and staircase to the first floor.

Reception Room One

10'11" x 10'4" (3.33m x 3.15m)

UPVC double glazed window, central heating radiator, smoke alarm, tiled fireplace, television point, wood effect laminate flooring.

Reception Room Two

17'1" x 14'1" (5.21m x 4.29m)

UPVC double glazed window, central heating radiator, coving, smoke alarm, two feature wall lights, television point, wood effect laminate flooring, tri-folding door to the kitchen, door to stairs to cellar.

Kitchen

11'6" x 5'5" (3.51m x 1.65m)

UPVC double glazed frosted window, chrome heated towel rail, a range of white wall and base units, granite effect surface, tiled splash backs, a stainless steel sink and drainer with mixer tap, integrated electric oven with a four ring gas hob and extractor hood, space for fridge freezer and washing machine, tiled flooring, UPVC door to the rear.

Lower Ground Floor

Cellar

13'3" x 13'2" (4.04m x 4.01m)

Lighting.

First Floor

Landing

6'5" x 6'1" (1.96m x 1.85m)

Loft access, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

14'1" x 10'11" (4.29m x 3.33m)

UPVC double glazed window, central heating radiator.

Bedroom Two

14'1" x 10'2" (4.29m x 3.10m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

Bathroom

7'8" x 7'6" (2.34m x 2.29m)

Central heating radiator, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and electric feed shower, tiled elevations, extractor fan, wood effect lino flooring.

External

Front

Enclosed garden

Rear

Enclosed yard.

