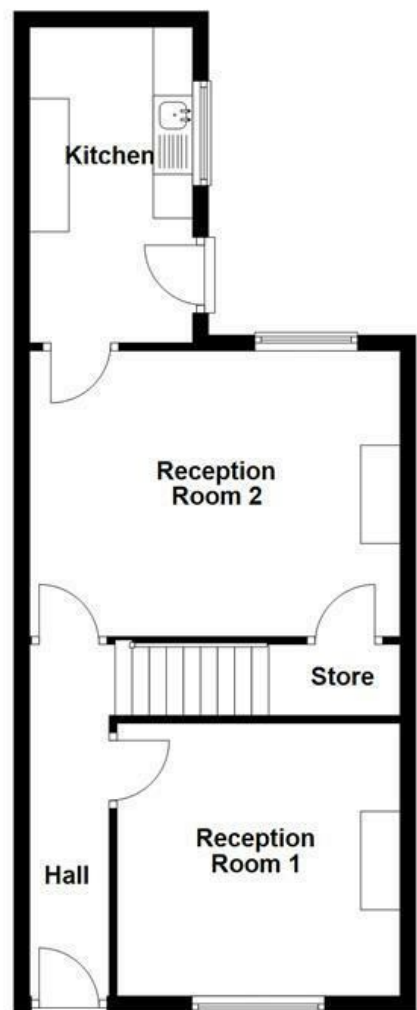
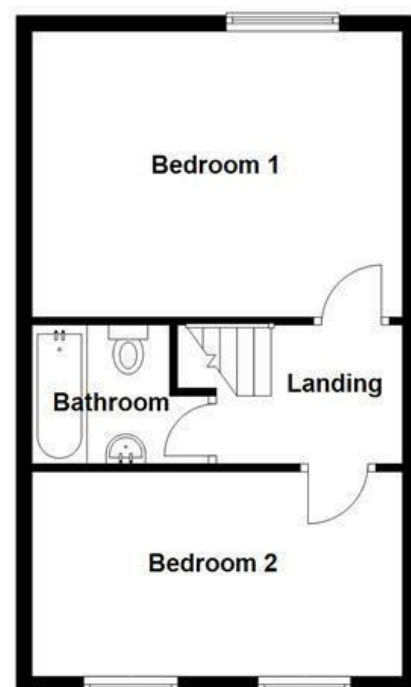


Ground Floor
Approx. 507.7 sq. feet



First Floor
Approx. 415.9 sq. feet



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		57	
(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.

Victoria Street, Nelson, BB9 7HP

Offers Over £85,000

A FANTASTIC MID TERRACED PROPERTY

Having been presented and maintained well throughout, with spacious rooms, neutral decoration and two double bedrooms, this impressive mid terraced property is being proudly welcomed to the market in the sought after location of Nelson. With two living areas and bursting with potential, this property, once updated, has the potential to be the perfect first time home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Colne 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. The first floor comprises of doors on to two double bedrooms and a bathroom suite. Externally there is an enclosed yard to the rear.

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

Victoria Street, Nelson, BB9 7HP

Offers Over £85,000



- Immaculate Mid Terraced Property
- Sought After Location
- On Street Parking
- EPC Rating D
- Two Double Bedrooms
- Bursting With Potential
- Leasehold
- Neutral Decoration
- Perfect First Time Home
- Council Tax Band A

Ground Floor

Entrance

Hardwood single glazed frosted door to the hallway.

Hallway

14'4 x 3'4 (4.37m x 1.02m)

Central heating radiator, smoke alarm, wood effect laminate flooring, doors to two reception rooms and staircase to the first floor.

Reception Room One

11'10 x 11'4 (3.61m x 3.45m)

UPVC double glazed window, central heating radiator, integrated alcove storage, gas fire, wood effect laminate flooring.

Reception Room Two

15'4 x 12'4 (4.67m x 3.76m)

UPVC double glazed window, central heating radiator, gas fire, under stairs storage cupboard, wood effect laminate flooring, door to the kitchen.

Kitchen

13'2 x 6'10 (4.01m x 2.08m)

UPVC double glazed window, a range of white wall and base units, wood effect surface, PVC panelled splash back, stainless steel sink and drainer with a high spout mixer tap, space for oven, fridge freezer and washing machine, Ideal boiler, tiled effect lino flooring, hardwood door to the rear.

First Floor

Landing

6'4 x 5'6 (1.93m x 1.68m)

Doors to two bedrooms and bathroom.

Bedroom One

15'5 x 12'4 (4.70m x 3.76m)

UPVC double glazed window, central heating radiator.

Bedroom Two

15'5 x 8'7 (4.70m x 2.62m)

Two UPVC double glazed window, central heating radiator.

Bathroom

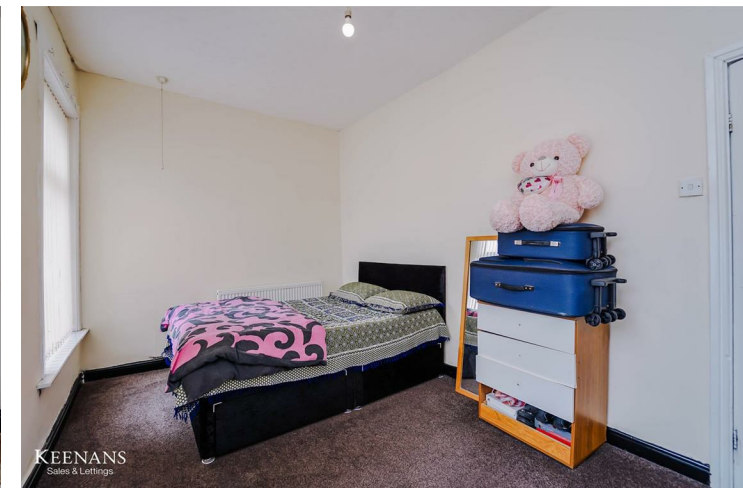
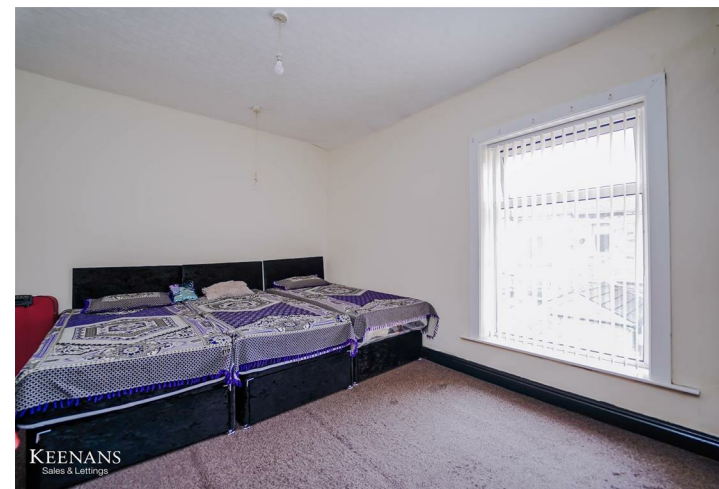
7'4 x 5'5 (2.24m x 1.65m)

Chrome heated towel rail, a three piece suite comprising of a dual flush WC, panelled bath with mixer tap and rinse head, pedestal wash basin with mixer tap, PVC panelled elevations, tiled elevations, extractor fan, loft hatch, tiled effect lino flooring.

External

Rear

Enclosed yard.



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