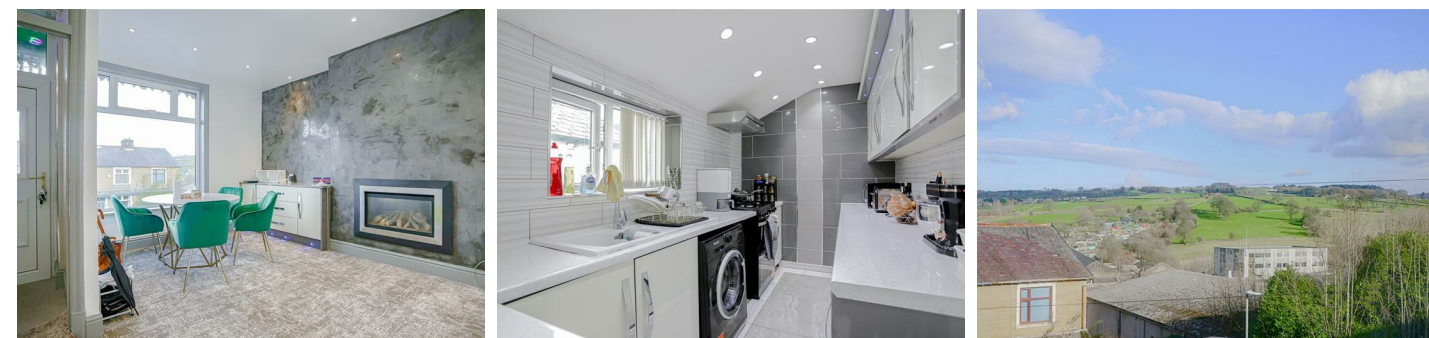


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 Street, Nelson, BB9 0JD

### £145,000

**AN ENVIABLE TWO BEDROOM MID TERRACED PROPERTY**  
Having been updated and presented to the highest standard throughout this fantastic two bedroom mid terraced property is being proudly welcomed to the market in the highly regarded location of Nelson. With spacious rooms, modern fixtures and fittings and added loft conversion, this property is the perfect home for a small family or couple 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. With stunning gardens, beautiful scenic views and two reception rooms, this property is the perfect home!  
The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room then leads through to an inner hallway which leads through to a second reception room and staircase to the first floor. The second reception room guides you on to a kitchen. The first floor comprises of doors on to two generously sized bedrooms, three-piece bathroom suite and staircase to the attic conversion. Externally there is a fantastic tiered garden to the rear with patio and laid to lawn areas which is not overlooked. To the front there is a tiered garden.  
For further information or to arrange a viewing please contact our Burnley office at your earliest convenience.

# Railway Street, Nelson, BB9 0JD

£145,000



- EPC Rated D
- On Road Parking
- Tiered Rear Garden
- Council Tax Band B
- Nearby Nature Walks
- Loft Conversion
- Leasehold Property
- Two Bedrooms
- Nearby Amenities

## Ground Floor

### Vestibule

4'02 x 3'00 (1.27m x 0.91m )

Tiled elevations, spotlights, door to reception room one.

### Reception Room One

14'00 x 14'00 (4.27m x 4.27m)

UPVC double glazed window, central heating radiator, integrated storage, spotlights, gas fire, door to inner hall.

### Inner Hall

3'08 x 2'08 (1.12m x 0.81m )

Spotlights, door to reception room two, stairs to the first floor.

### Reception Room Two

14'00 x 13'00 (4.27m x 3.96m )

Central heating radiator, gas fire, spotlights, television point, integrated storage, door to kitchen, UPVC double glazed patio doors to rear.

### Kitchen

15'10 x 6'04 (4.83m x 1.93m )

UPVC double glazed window, central heating radiator, range of cream wall and base units, quartz effect surfaces, tiled splash backs, ceramic one and a half sink with drainer and mixer taps, space for oven, integrated extractor hood, space for fridge/freezer, plumbing for washing machine, spotlights, tiled floor, UPVC double glazed frosted door to rear.

## First Floor

### Landing

7'06 x 6'11 (2.29m x 2.11m )

Doors to two bedrooms, bathroom and stairs to attic room.

### Bedroom One

14'00 x 11'10 (4.27m x 3.61m )

UPVC double glazed window, central heating radiator, two feature wall lights.

### Bedroom Two

8'10 x 9'06 (2.69m x 2.90m )

UPVC double glazed window, central heating radiator.

### Bathroom

8'04 x 4'00 (2.54m x 1.22m )

UPVC double glazed frosted window, central heating towel railing, dual flush WC, panel bath with direct feed rainfall shower, vanity top wash basin with waterfall mixer tap, full tiled elevations, spotlights, extractor fan, tiled floor.

## Second Floor

### Attic

15'02 x 9'06 (4.62m x 2.90m )

Velux window, central heating radiator, spotlights.

## Externally

### Front

Tiered garden.

### Rear

Patio, tiered garden with laid to lawn areas.

