



ECROYD STREET, LOMESHAYE VILLAGE, BB9 7BJ



SECLUDED LOMESHAYE VILLAGE / CLOSE TO PARKLAND & TOWN CENTRE / ATTRACTIVE STONE FAÇADE / REQUIRING COMPLETE RENOVATION / Occupying a secluded position on the fringe of Victoria Parkland, this mid-terrace offers excellent potential, requiring a complete programme of renovation.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



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Occupying a quiet, secluded position within the attractive Lomeshaye Village area. Located on the fringe of Victoria Park, a stones-throw away from Nelson Football Ground and within a short distance of Nelson town centre amenities. Only a few minutes drive from access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

A mid-terrace property with an attractive stone façade, positioned in a row of similar property and affording accommodation which will appeal to investors and developers seeking a renovation project. The property will require a comprehensive programme of renovation and offers excellent potential to create an attractive home which would likely appeal to first time buyers, single persons and couples alike.

BRIEFLY COMPRISING:- ENTRANCE VESTIBULE, RECEPTION ROOM, KITCHEN, BEDROOM, BATHROOM, ENCLOSED REAR YARD WITH STORES.

The Accommodation Afforded is as follows:-

Solid Wood Panelled Entrance Door

Opening into:-

Entrance Vestibule

3'01" x 4'01" Colour leaded glazed panelled door with matching glazed panel over opening into:-



Reception Room One

15'02" x 15'02" into chimney breast recess. Stairs ascending to the first floor level with understairs storage cupboard. 2'07" Feature fireplace with stone hearth, glazed display shelves to chimney recess, ceiling beams. Glazed window to the front elevation. Square pane glazed panelled door opening into:-



Kitchen

11'02" x 7'05" Stainless steel sink unit and drainer with cupboards under, matching wall and base units, co-ordinating worktops and part-tiled walls, gas cooker point, loft access point. Glazed window and door opening out into the rear yard.

First Floor Landing

6'08" x 5'09" Inbuilt airing cupboard, loft access point. Glazed window to the rear elevation.



Bedroom One

7'11" x 15'02" into chimney breast recess. Inbuilt wardrobes / storage cupboards. Glazed window to the front elevation.



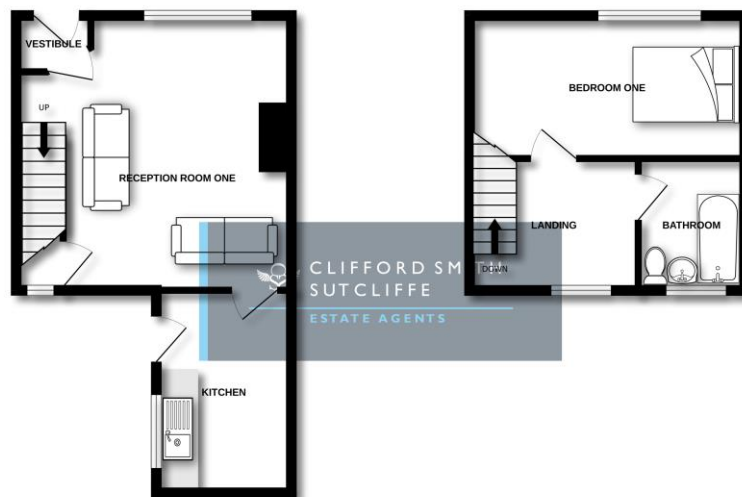
Bathroom

6'04" x 5'11" Three piece suite incorporating panelled bath, pedestal wash basin and low-level WC. Glazed window to the rear elevation.



GROUND FLOOR
308 sq.ft. (28.6 sq.m.) approx.

FIRST FLOOR
230 sq.ft. (21.4 sq.m.) approx.



ONE BEDROOM MID TERRACE HOUSE

TOTAL FLOOR AREA: 538 sq.ft. (50.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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Outside

Enclosed yard to the rear with stores.

Tenure : Freehold

Energy Performance Certificate Rating : TBC

Council Tax Band : A

Approximate Square Footage : 538 SqFt / 50 SqM

Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.

