



Burnley Sales
& Lettings Ltd.

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78 Coal Clough Lane,
Burnley, BB11 4NW



37 Wickworth Street
Nelson, BB9 0LG

Asking price £85,000



NO ONWARD CHAIN

This well-presented two-bedroom property offers generous living space, a large kitchen extension, and a spacious rear yard, making it an excellent choice for families, first-time buyers, or investors alike.

Upon entering the home, you are welcomed by a small forecourt at the front, with the added benefit of additional parking available directly across from the house. The ground floor features two large reception



Floor Plans

rooms, both offering versatile space for use as a living room, dining room, or home office, providing plenty of room for modern family life.

To the rear of the property, a long kitchen extension offers an abundance of modern worktop space and modern fitted units, providing a stylish and practical area for cooking and meal preparation, the layout ensures functionality and convenience, making it a highly efficient kitchen space.

Upstairs, the property boasts two spacious cosy bedrooms, each filled with natural light and offering comfortable accommodation. Attic access is located at the top of the stairs that is perfect additional storage for any growing family. A well-sized, Modern style family bathroom room completes the first floor.

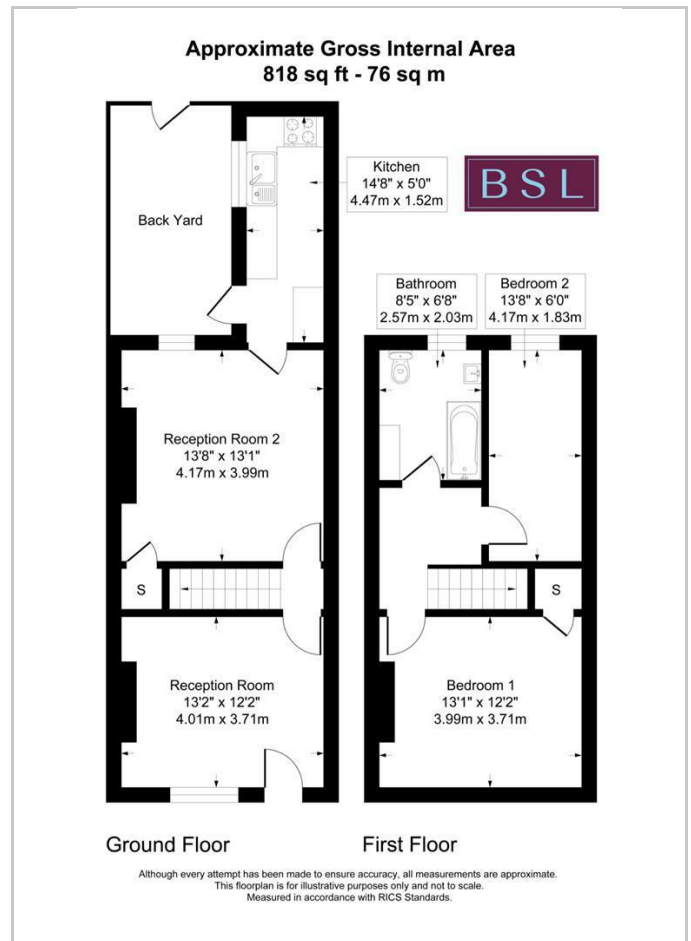
Outside, the property enjoys a bright private back yard, providing an ideal space for outdoor seating, low maintenance gardening, or entertaining.

This home combines space, practicality, and potential in a convenient location, ready for its new owners to make it their own.

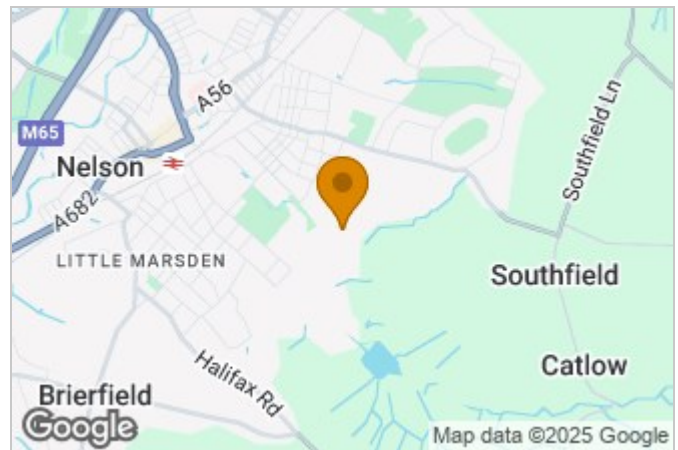
EPC:- New Certificate Ordered

Council Tax:- Band A, Pendle Borough Council
Leasehold – Freehold

For more information, or to arrange a viewing, call us today on 01282 476732 or email sales@burnleysl.co.uk.



Area Map



Accommodation Details

Reception Room One 13'2 x 12'2 (4.01m x 3.71m)

Reception Room Two 13'8 x 13'1 (4.17m x 3.99m)

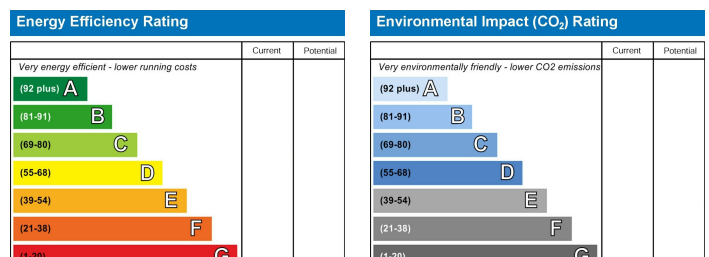
Bathroom 8'5 x 6'8 (2.57m x 2.03m)

Bedroom Two 13'8 x 6'00 (4.17m x 1.83m)

Bedroom One 13'1 x 12'2 (3.99m x 3.71m)

Kitchen 14'8 x 5'00 (4.47m x 1.52m)

Energy Efficiency Graph



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.