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& Lettings Ltd.

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Burnley, BB11 4NW



23 Burns Street
Nelson, BB9 7UG

Offers in the region of £75,000



Situated on this quiet residential street on the Nelson and Barrowford border, with fantastic links to the M65 Network, good schools and local amenities, this deceptively spacious two-bedroom mid-terrace home in Nelson presents an excellent opportunity for both investors and first-time buyers. Sold with vacant possession, this property is now ready to become the perfect home.



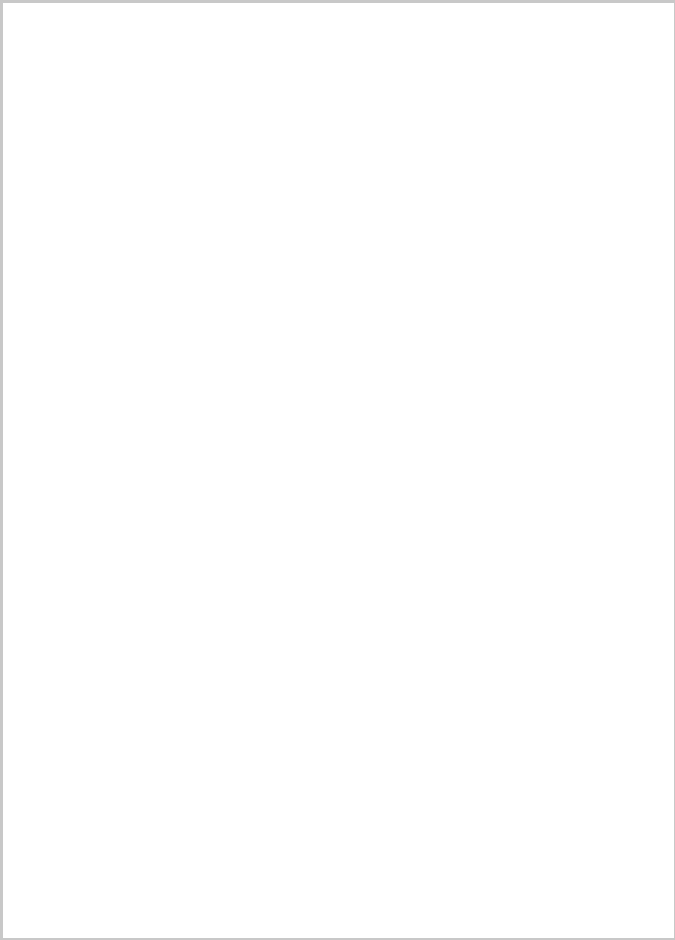
More Photos Coming Soon

The home features a generous front lounge, a contemporary kitchen-diner with ample space and dining area. the kitchen leads out into a spacious well maintained back yard. Following the stairs to the first floor, you find two well-proportioned bedrooms - both with integrated wardrobes - and a three-piece family bathroom with an additional shower over the bath.

Additional benefits include Gas-fired Central Heating (boiler newly fitted in 2023), and uPVC Double Glazing throughout.

For more information about this property, call us today on 01282 476732 or email sales@burnleysl.co.uk

EPC: New Certificate Ordered
Council Tax: Band A, Pendle Borough Council
Leasehold: 870 years remaining – Peppercorn rate of £1.10s.0d p/a



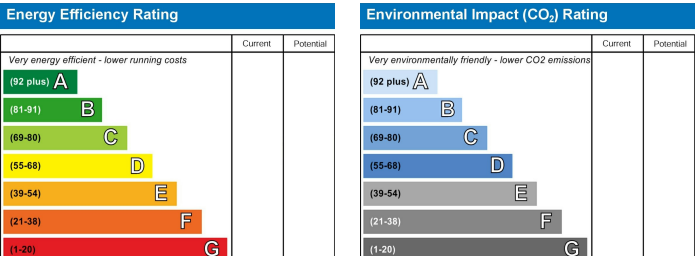
Area Map

Accommodation Details

- Lounge** 13'6 x 12'00 (4.11m x 3.66m)
Carpet with neutral decoration throughout, radiator, central ceiling light. uPVC Double Glazed window & uPVC front external door.
- Kitchen** 16'10 x 12'4 (5.13m x 3.76m)
Laminate flooring with neutral design throughout. Range of white gloss base and wall units, stainless steel sink & drainer. Radiator. Wall-mounted Main Combi boiler (fit 2023). uPVC double glazed window & uPVC external door to rear yard. Central ceiling spotlight.
- Bedroom One** 13'6 x 12'00 (4.11m x 3.66m)
Carpet with neutral design. Integrated wardrobes. White uPVC Double Glazed window. Radiator and central ceiling light.
- Bedroom Two** 13'8 x 5'00 (4.17m x 1.52m)
Carpet, neutral decoration, radiator, central ceiling light & uPVC Double Glazed window. Integrated wardrobes.
- Bathroom**
Lino flooring with white tiled walls. Three-piece bathroom suite with additional over bath shower. uPVC Double Glazed window. Extractor fan & sealed central light.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.