



NELSON SQUARE, BURNLEY, BB1 1LA

[NO CHAIN]



Occupying a prominent position within historic Nelson Square, this substantial bay-fronted period terrace offers generous accommodation arranged over four floors, including a basement and versatile attic room. Rich in original character and providing two to three bedrooms with spacious reception accommodation, the property requires renovation but offers excellent potential to create an impressive and individual period home close to Burnley town centre.



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Occupying a prominent position within historic Nelson Square, this substantial bay-fronted period terrace offers exceptionally generous accommodation arranged over four floors, including a basement and versatile attic room. Brimming with period character and retaining a wealth of original features, the property provides two to three bedrooms, spacious reception accommodation and an adaptable layout offering considerable scope for a variety of uses.

Whilst requiring a programme of renovation and modernisation, the property represents an exciting opportunity to restore and enhance a distinctive period home of impressive proportions. With its striking façade, generous room sizes and abundance of character, it offers tremendous potential to create a truly individual residence.

Nelson Square enjoys a highly convenient position close to Burnley town centre, placing a wide range of shops, supermarkets, cafés and everyday amenities within easy reach. The property is also well positioned for local schools, public transport connections and Burnley Manchester Road railway station, whilst nearby road links provide straightforward access to surrounding towns and the wider motorway network.

BRIEFLY COMPRISING:- ENTRANCE VESTIBULE, RECEPTION HALLWAY, TWO GENEROUS SIZED RECEPTION ROOMS, KITCHEN, USEFUL BASEMENT, TWO BEDROOMS TO FIRST FLOOR WITH ENSUITE TO MASTER AND FOUR PIECE HOUSE BATHROOM, FURTHER ATTIC ROOM, ELEVATED FORECOURT, ENCLOSED REAR YARD.

The Accommodation Afforded is as follows:-

Solid Wood Panelled Entrance Door

Having arched glazed panel over and opening into:-

Entrance Vestibule

3'06" x 3'05" Coved ceiling. Frosted glazed panelled door with glazed panel over opening into:-



Reception Hallway

16'02" x 3'06" Stairs with polished handrail ascending to the first floor level, coved ceiling, feature archway with decorative corbels, dado rail, radiator. Gloss panelled doors leading from the hallway and opening into:-



Reception Room One

16'6" x 10'09" into chimney breast recess. Polished wood fireplace with marble inlay / hearth and inset coal-effect living flame gas fire, coved ceiling with ornate centre ceiling rose, radiator. UPVC framed double glazed bay-window affording an elevated outlook to the front elevation.



Reception Room Two

15'03" x 14'07" into chimney breast recess. Tiled fireplace with inset living flame gas fire, coved ceiling, wall light points, radiator. UPVC framed double glazed window overlooking an enclosed rear yard, understairs access with steps descending into basement. Frosted glazed panelled door to:-



Kitchen

11'07" x 6'02" 1 ½ bowl stainless steel sink unit and drainer with cupboards under set into UPVC framed double glazed square bay window. Matching range of wall, base tall and glazed cupboards incorporating stainless steel oven / grill and four ring ceramic hob with extractor canopy over, co-ordinating worktops and part-tiled walls, tiled floor area, integrated fridge freezer, plumbing for washing machine and tumble dryer. UPVC door with frosted double glazed centre panel leading into the rear yard.



Basement

19'02" x 13'10" Stone steps ascending to ground floor, power, lighting and glazed window.

First Floor Landing

6'01" x 10'04" Stairs ascending to second floor attic room. Glazed panelled doors leading from landing and opening into:-



Bedroom One

16'04" x 14'10" into chimney breast recess. Cast-iron period fireplace set onto marble hearth, picture rail, radiator. UPVC framed double glazed windows to the front elevation. Access to:-

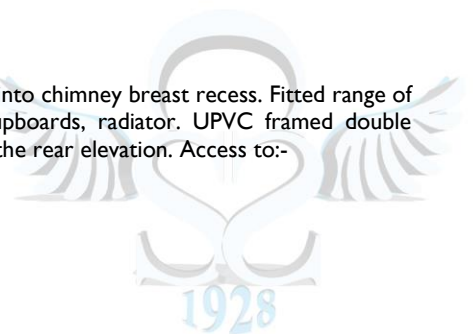
Ensuite Shower Room

5'11" x 3'11" Three piece white suite incorporating pedestal wash basin, low-level WC and step in corner glazed shower cubicle with chrome mixer shower fittings over, boarded walls and ceiling with inset spot lighting.



Bedroom Two

12'09" x 14'11" into chimney breast recess. Fitted range of wardrobes and cupboards, radiator. UPVC framed double glazed window to the rear elevation. Access to:-





House Bathroom

11'03" x 6'06" Four piece White suite incorporating panelled bath, step in corner glazed shower cubicle with chrome mixer shower fittings and tiled area over, wash basin and low-level WC with concealed cistern set into vanity-style unit, concealed Vaillant gas combination boiler, fully tiled walls, boarded ceiling with inset spot lighting, chrome heated towel rail. UPVC framed frosted double glazed window to the side elevation.



Second Floor Attic Room

15'05" x 13'06" Laminate wood floor, access to further eaves storage areas. Sealed unit double glazed Velux-style window.



Outside

Stone steps ascending onto an elevated forecourt, enclosed yard to the rear.

Tenure : Leasehold

Energy Performance Certificate Rating : D

Council Tax Band : A

Approximate Square Footage : 1,640 SqFt / 152 SqM

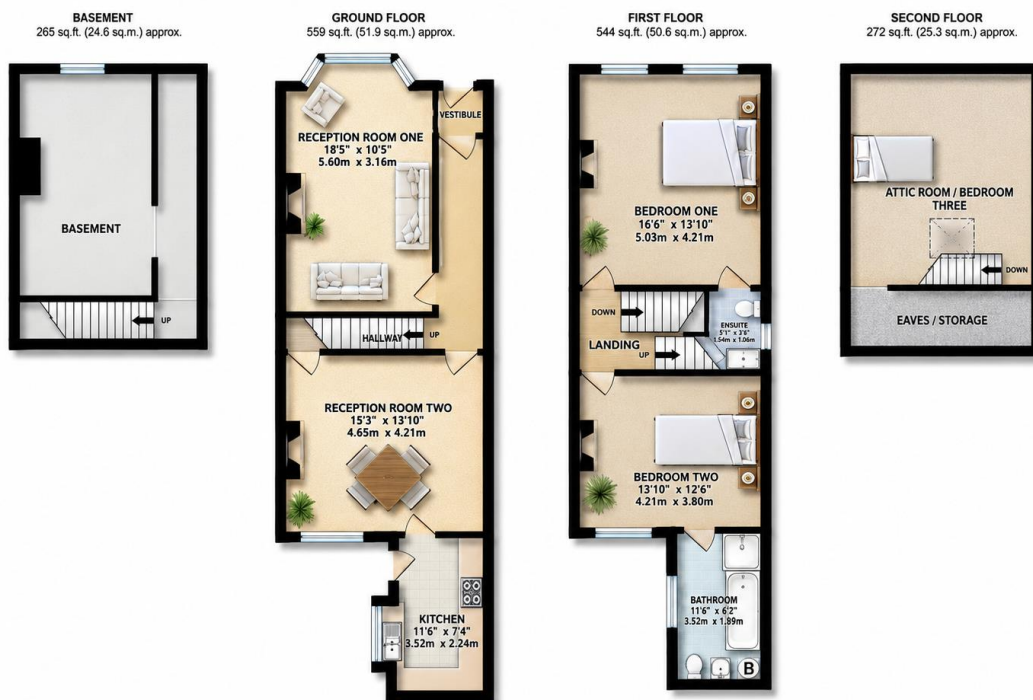
Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.





TWO/THREE BEDROOM MID TERRACE HOUSE
TOTAL FLOOR AREA : 1640 sq.ft. (152.3 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 items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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