



16 Lancaster Gate

Nelson

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £110,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Offering an exciting opportunity for buyers looking to create a home to their own taste, this three-bedroom semi-detached property occupies a desirable position within a popular residential area and provides generous accommodation arranged over multiple levels.

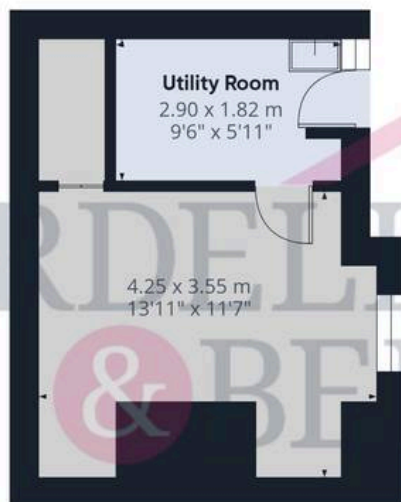
The property is in need of modernisation and general attention, making it particularly well suited to buyers who are looking for a project and the chance to add value over time. The accommodation provides two reception rooms, a kitchen, three bedrooms, wc and bathroom, giving a good amount of space for a growing family or those wanting flexibility within the home.

One of the property's more unusual features is the cellar level, which provides additional usable space currently arranged as a utility room/workshop area, ideal for storage, hobbies or practical household use.

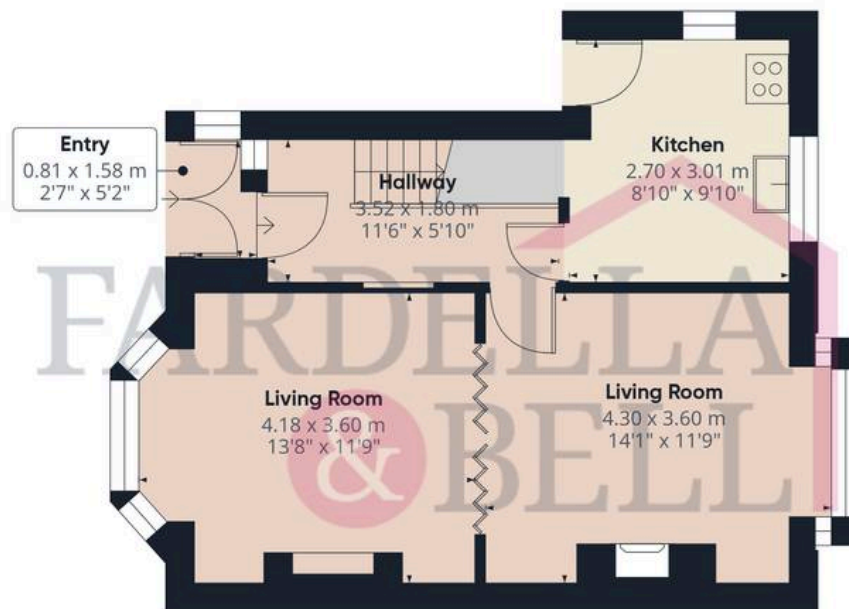
Externally, the property is further complemented by a garage positioned to the rear, adding useful parking or additional storage



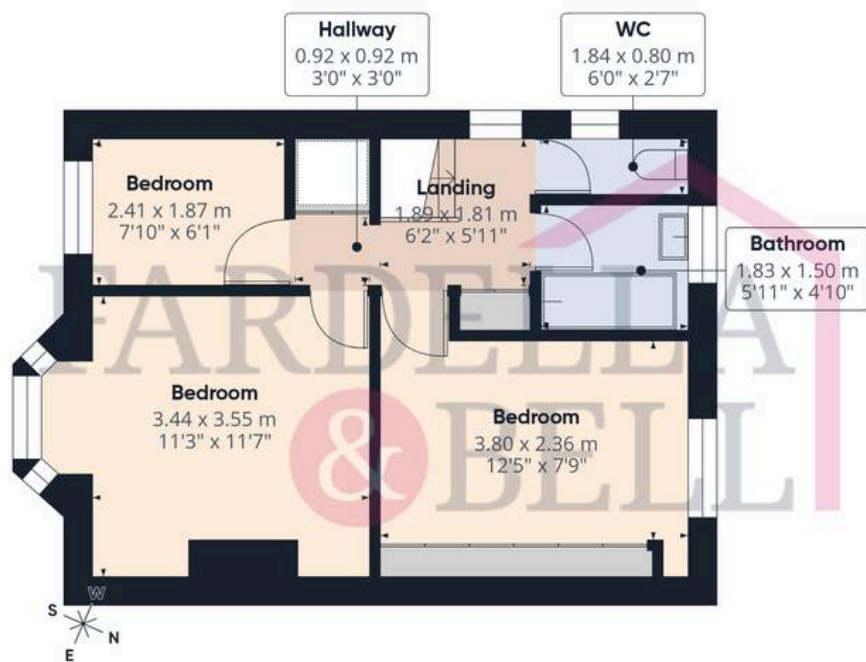




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

99.9 m²

1076 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



GARDEN

To the front, the property is set behind a stone boundary wall with gated access, opening into a garden area which is in need of some attention but offers good scope for improvement and landscaping. A driveway runs alongside the property, providing off-road parking and access through to the rear, where there is a single garage offering useful parking, storage or workshop space. The outside space continues around to the rear with a lawned garden area, mature trees and established boundaries, providing a good amount of external space with plenty of potential to enhance.

GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces





BRITISH
PROPERTY
AWARDS

2025

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BURNLEY



BRITISH
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2025

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GOLD WINNER

ESTATE AGENT
IN NORTH WEST
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Fardella & Bell Estate Agents

143 Burnley Road,, Padiham – BB12 8BA

01282 968 668 • info@fbestateagents.co.uk • fbestateagents.co.uk/

