



Burnley Sales  
& Lettings Ltd.

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78 Coal Clough Lane,  
Burnley, BB11 4NW



**Nairne Street**  
Burnley, BB11 4NP

**Asking price £90,000**



This spacious end-gable terrace home presents a fantastic opportunity for first-time buyers or investors - offering generous room sizes and excellent potential to add value, combined with a prominent position in the ever-popular Coal Clough area. Offered with no chain delay.

You first enter into a convenient entrance hallway - with additional understairs storage - and



Floor Plans

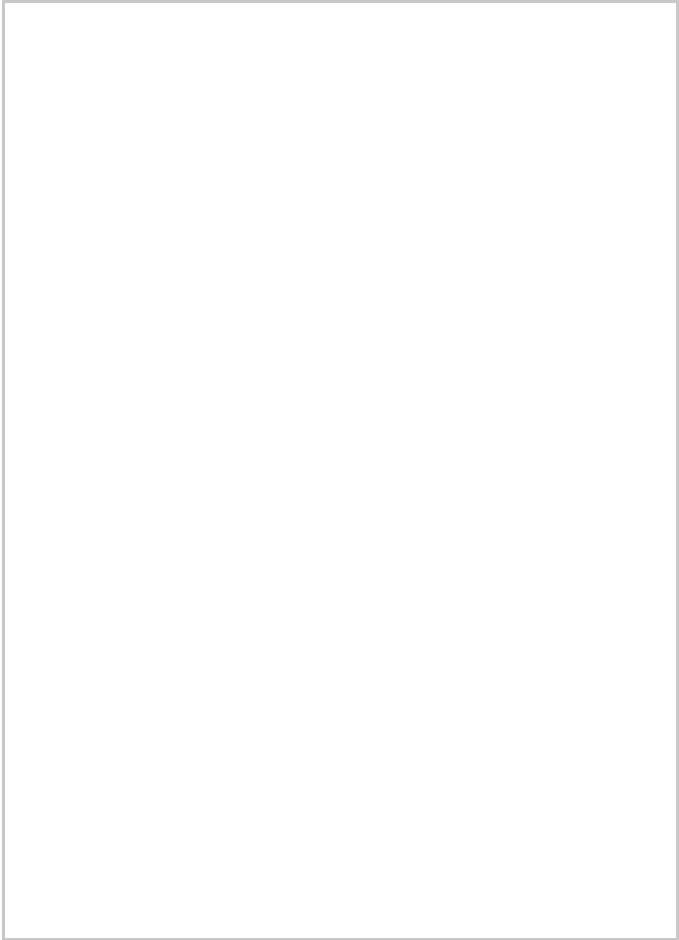
access to two spacious reception rooms. The second reception room offers two large uPVC windows allowing natural light to flood the room and access to the kitchen - with ample space for all modern amenities.

Following the stairs to the first floor, you find three good-sized bedrooms and a three-piece family shower room. From the first floor hallway, you have a pull-down ladder allowing access to a spacious loft-conversion, complete with numerous skylights - offering excellent scope for conversion into a fourth bedroom or additional living area, subject to the necessary permissions.

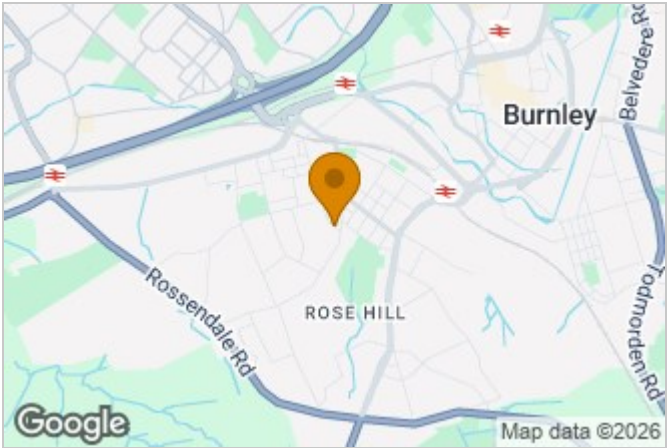
Additional features include full uPVC Double Glazed Windows & Gas Fired Central Heating throughout and a low-maintenance yard to the rear.

Call us now on 01282 476732 or email [sales@burnleysl.co.uk](mailto:sales@burnleysl.co.uk) to arrange a viewing!

Council Tax: Band A - Burnley Council  
EPC: On Order - Pending



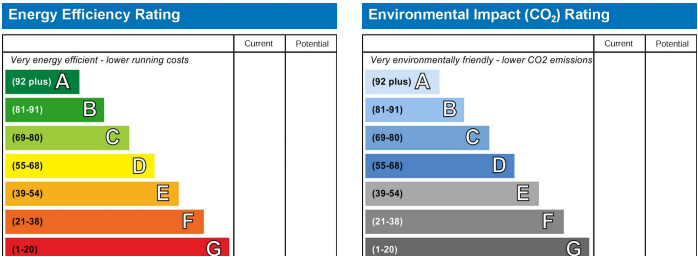
Area Map



Accommodation Details

- Reception Room 1
- Reception Room 2
- Kitchen
- Bedroom One
- Bedroom Two
- Bedroom Three
- Attic

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.