



# NAIRNE STREET, BURNLEY, BB11 4BT

[NO CHAIN]



Situated at the foot of Nairne Street, just off Accrington Road in Burnley, this deceptively spacious mid-terrace home offers well-proportioned accommodation ideal for first-time buyers, couples or investors. Featuring two generous reception rooms, two double bedrooms and an enclosed private rear yard, located within walking distance of local amenities and with excellent transport links, including easy access to the M65 motorway.



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Located at the foot of Nairne Street, just-off Accrington Road and within walking distance of local amenities including Coal Clough Lane shopping parade, with regular bus routes into Burnley town centre. Ideally placed for access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

A deceptively spacious mid terrace property affording accommodation which will appeal to first time buyers, couples and landlords for investment purposes. The property boasts the usual comforts throughout two reception rooms and two nicely proportioned bedrooms, the second also double-sized. An enclosed yard to the rear is a further feature.

BRIEFLY COMPRISING:- ENTRANCE VESTIBULE, TWO RECEPTION ROOMS, KITCHEN, TWO GOOD-SIZED BEDROOMS, BATHROOM, ENCLOSED YARD TO THE REAR.

## The Accommodation Afforded is as follows:-

### Solid Wood Panelled Door

Glazed panel over opening into:-

### Entrance Vestibule

3'0" x 3'06" Panelled door with glazed panel over opening into:-



### Reception Room One

9'0" x 13'09" into chimney breast recess. Feature fireplace, inbuilt meter/storage cupboard, radiator. UPVC framed double glazed window to the front elevation. Under stairs access with storage cupboard and leading into:-



### Reception Room Two

12'11" x 13'09" into chimney breast recess. Stairs (2'08") ascending to the first floor level, radiator. UPVC framed double glazed window to the rear elevation. Gloss panelled door opening into:-



### Kitchen

9'05" x 5'11" Stainless steel sink unit and drainer with cupboards under, matching range of wall and base units, coordinating worktops and part tiled walls, tiled floor area, wall mounted Main gas combination boiler. UPVC framed double glazed window and UPVC rear entrance door.

### First Floor Landing

6'04" x 6'0" Gloss panelled doors from the landing and opening into:-



### Bedroom One

9'01" x 13'10" UPVC framed double glazed window to the front elevation, radiator.





### **Bedroom Two**

**13'03" x 7'05"** UPVC framed double glazed window to the rear elevation, radiator, in built storage cupboard with gloss panelled door and loft access point.



### **Bathroom**

**9'07" x 5'10"** Three-piece white suite incorporating panelled bath with tiled area over, pedestal wash basin and low level WC, chrome heated towel rail, part tiled walls. UPVC framed frosted double glazed window to the rear elevation.

### **Outside**

Enclosed rear yard with wrought iron gate.

### **Tenure : Leasehold**

**Energy Performance Certificate Rating : D**

**Council Tax Band : A**

**Approximate Square Footage : 713 SqFt / 66.2 SqM**

### **Services :**

Mains supplies of gas, water and electricity.

### **Viewing :**

By appointment with our Burnley office.



GROUND FLOOR  
385 sq. ft. (35.8 sq.m.) approx.

FIRST FLOOR  
328 sq. ft. (30.4 sq.m.) approx.



TWO BEDROOM MID-TERRACE HOUSE

TOTAL FLOOR AREA: 713 sq. ft. (66.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained here, measurements of plans, sections, rooms and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown here on have tested and no guarantee as to their operability or efficiency can be given.  
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