136 Nairne Street
, Burnley, BB11 4NP

Offers in the region of £100,000

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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
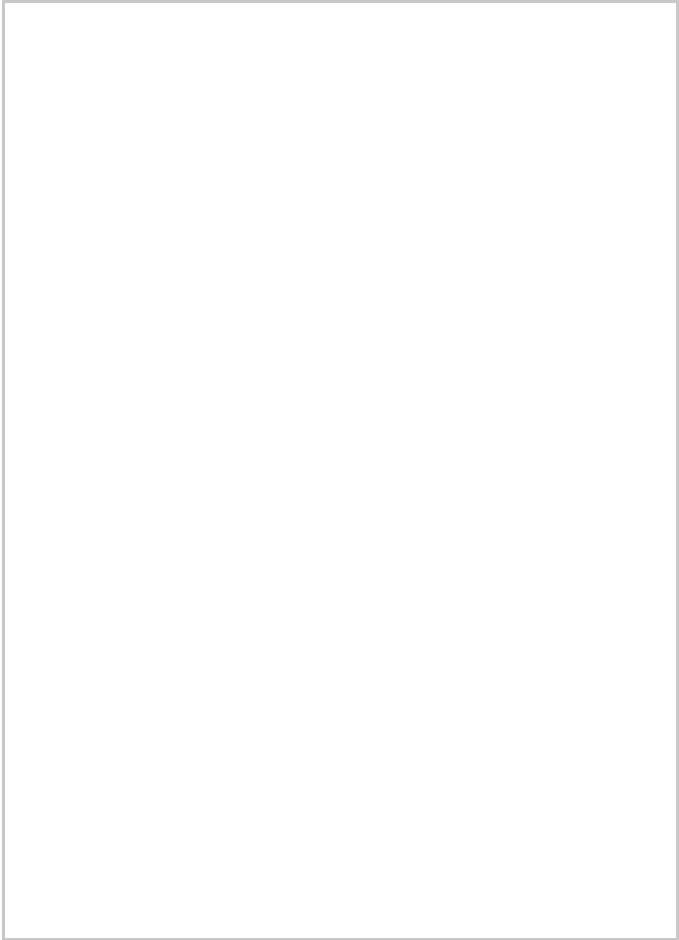
Floor Plans

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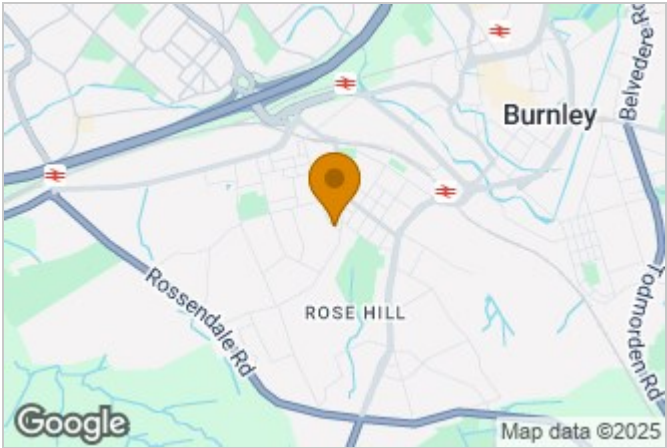
Additional features include full uPVC Double Glazed Windows & Gas Fired Central Heating throughout and a low-maintenance yard to the rear.

Call us now on 01282 476732 or email sales@burnleysl.co.uk to arrange a viewing!

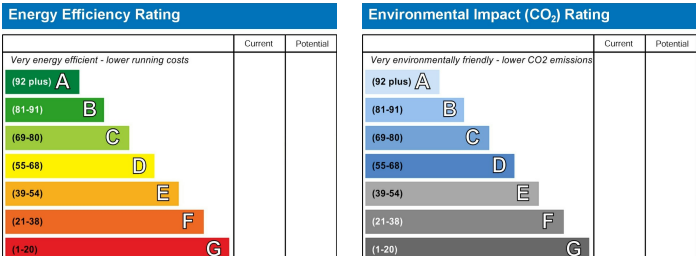Council Tax: Band A - Burnley Council
EPC: On Order - Pending

Area Map

Accommodation Details

Reception Room 1

Reception Room 2

Kitchen

Bedroom One

Bedroom Two

Bedroom Three

Attic

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO$_2$) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		