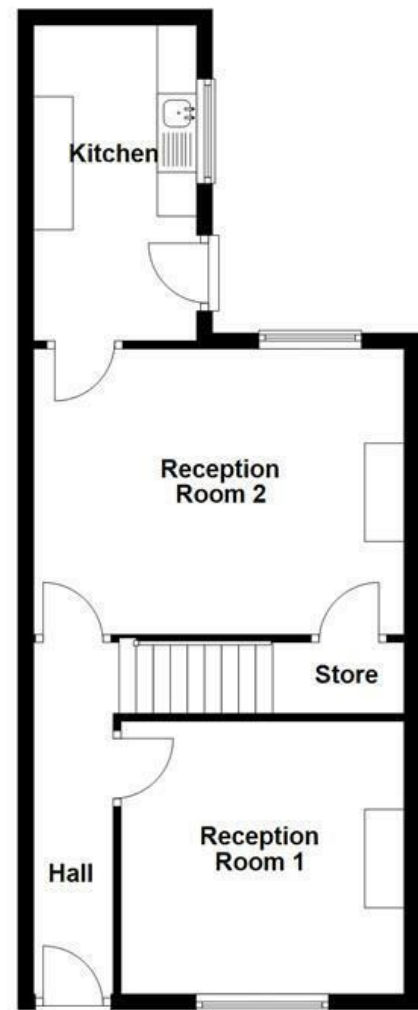
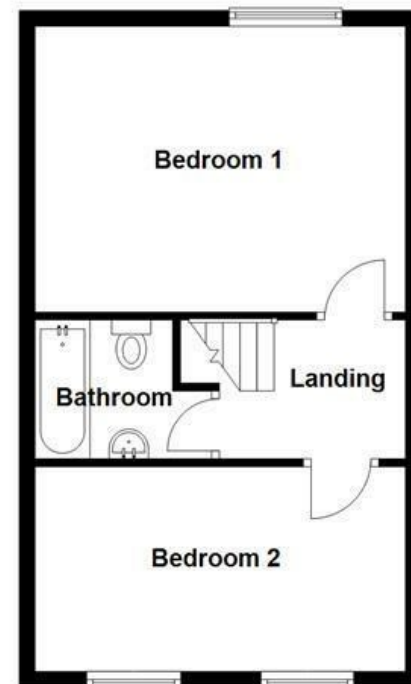


**Ground Floor**  
Approx. 507.7 sq. feet



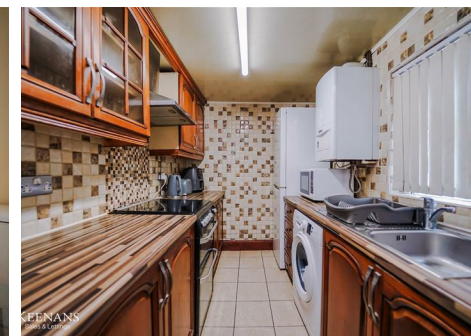
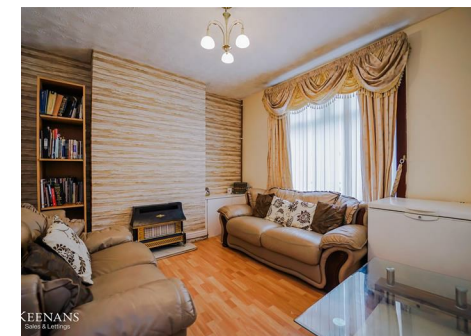
**First Floor**  
Approx. 415.9 sq. feet



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 48                      | 74        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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.



## Victoria Street, Nelson, BB9 7HP

### Offers Over £99,950

AN ENVIABLE END TERRACED PROPERTY

Having been presented and maintained beautifully throughout, with spacious rooms, modern fitted bathroom and two double bedrooms, this exceptional end terraced property is being proudly welcomed to the market in the sought after location of Nelson. With two living areas, neutral decoration and fantastic kitchen extension, this property is the perfect first time home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Colne and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room guides you through to a fitted kitchen. The first floor comprises of doors on to two double bedrooms and a modern recently updated bathroom suite. Externally there is an enclosed yard to the rear.

For further information or to arrange a viewing please contact our Burnley team at your earliest convenience.



Victoria Street, Nelson, BB9 7HP

Offers Over £99,950

 2  1  2  E

- Immaculate End Terraced Property
  - Perfect First Time Home
  - On Street Parking
  - EPC Rating E
- Two Double Bedrooms
  - Sought After Location
  - Freehold
- Modern Bathroom
  - Two Living Areas
  - Council Tax Band A

Ground Floor

Entrance

UPVC double glazed frosted door to the hallway.

Hallway

14'4 x 3'7 (4.37m x 1.09m)

Central heating radiator, coving, wood effect laminate flooring, doors to two reception rooms and a staircase to the first floor.

Reception Room One

12 x 11'4 (3.66m x 3.45m)

UPVC double glazed window, central heating radiator, gas fire, integrated alcove storage, wood effect laminate flooring.

Reception Room Two

15'11 x 12'5 (4.85m x 3.78m)

UPVC double glazed window, central heating radiator, spotlights, television point, gas fire, under stairs storage cupboard, wood effect laminate flooring, door to the kitchen.

Kitchen

13'1 x 6'6 (3.99m x 1.98m)

UPVC double glazed window, a range of wood effect wall and base units, wood effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, space for oven with integrated extractor hood, space for fridge freezer and washing machine, Vaillant boiler, PVC to the ceiling, tiled flooring, UPVC door to the rear.

First Floor

Landing

9'11 x 5'6 (3.02m x 1.68m)

Loft access, doors to two bedrooms and bathroom.

Bedroom One

15'11 x 12'6 (4.85m x 3.81m)

UPVC double glazed window, central heating radiator.

Bedroom Two

15'11 x 8'4 (4.85m x 2.54m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobes.

Bathroom

7'6 x 5'3 (2.29m x 1.60m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, panelled bath with a direct feed rainfall shower and mixer tap, vanity top wash basin with mixer tap, tiled elevations, spotlights, extractor fan, lino flooring.

External

Rear

Enclosed yard.



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