



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

Lord Street, Brierfield, BB9 5JY

£130,000

RECENTLY RENOVATED THREE BEDROOM PROPERTY IN BRIERFIELD

Nestled on the charming Lord Street in Brierfield, Nelson, this recently renovated house presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. The property boasts a spacious layout, allowing for a variety of living arrangements and the potential to create a personalised sanctuary.

One of the standout features of this home is the generous rear yard, which offers a delightful outdoor space for relaxation, gardening, or entertaining friends and family. It is an ideal setting for those who appreciate the benefits of outdoor living.

Conveniently located, this property provides good transport links into Burnley and the M65, making it an excellent choice for commuters or those who enjoy easy access to nearby amenities and attractions.

With its modern renovations and ample space, this house is not just a place to live, but a place to thrive. Whether you are starting your journey into homeownership or looking for a fresh start, this property is sure to meet your needs and exceed your expectations. Do not miss the chance to make this lovely house your new home.

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Lord Street, Brierfield, BB9 5JY

£130,000

 3  1  2  D

- Recently Renovated Terrace Property
- Two Reception Rooms
- On Street Parking
- EPC Rating D
- Three Bedrooms
- Three Piece Bathroom
- Leasehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band A

Ground Floor

Entrance Vestibule

4'8 x 3'2 (1.42m x 0.97m)

Hallway

8'6 x 3'2 (2.59m x 0.97m)

Reception Room One

11'11 x 10'5 (3.63m x 3.18m)

Reception Room Two

15'2 x 13'8 (4.62m x 4.17m)

Kitchen

6'11 x 6'5 (2.11m x 1.96m)

First Floor

Landing

Bedroom One

15'5 x 10'4 (4.70m x 3.15m)

Bedroom Two

10'8 x 7'6 (3.25m x 2.29m)

Bedroom Three

10'6 x 7'2 (3.20m x 2.18m)

Bathroom

10'1 x 4'8 (3.07m x 1.42m)



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