



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(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.

## Brunswick Street, Nelson, BB9 9DX

### Offers Over £150,000

#### THE PERFECT FAMILY HOME

Situated on the charming Brunswick Street in Nelson, this outstanding mid-terraced house is a true gem, presented and maintained to the highest standard throughout. Boasting three spacious bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms provide ample living areas, ideal for both relaxation and entertaining guests.

The property features modern fixtures and fittings, complemented by a neutral colour palette that creates a warm and inviting atmosphere. With no chain delay, you can move in without the hassle of waiting, making it a perfect choice for those eager to settle into their new home.

One of the highlights of this residence is the fantastic loft conversion, which adds both character and additional living space. The added cellar space offers further potential for storage or creative use, while the impressive kitchen extension is a delightful feature for any cooking enthusiast.

This home is a complete blank canvas, ready for you to make it your own. Whether you are a first-time buyer or looking to upgrade, this property is a must-see. Don't miss the opportunity to own a beautifully maintained home in a desirable location.

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

# Brunswick Street, Nelson, BB9 9DX

Offers Over £150,000

 3  1  2  D

- Tenure Leasehold
- On Street Parking
- Viewing Essential
- Easy Access To Major Network Links
- Council Tax Band A
- No Chain Delay
- Abundance Of Indoor Space
- EPC Rating D
- Ideal First Time Buy Or Investment Opportunity
- Close Proximity To Local Amenities

## Ground Floor

### Entrance vestibule

3'11 x 3'10 (1.19m x 1.17m)

### Reception Room

14'11 x 14' (4.55m x 4.27m)

### Inner Hall

3'7 x 2'6 (1.09m x 0.76m)

### Reception Room

14'1 x 13'10 (4.29m x 4.22m)

### Kitchen

13'9 x 6'7 (4.19m x 2.01m)

## Lower Ground Floor

Cellar 17'8 x 13'6

## First Floor

### Landing

10'2 x 5'8 (3.10m x 1.73m)

### Bedroom One

14'1 x 12' (4.29m x 3.66m)

### Bedroom Two

10'11 x 7'4 (3.33m x 2.24m)

### Bedroom Three

9'9 x 7'2 (2.97m x 2.18m)

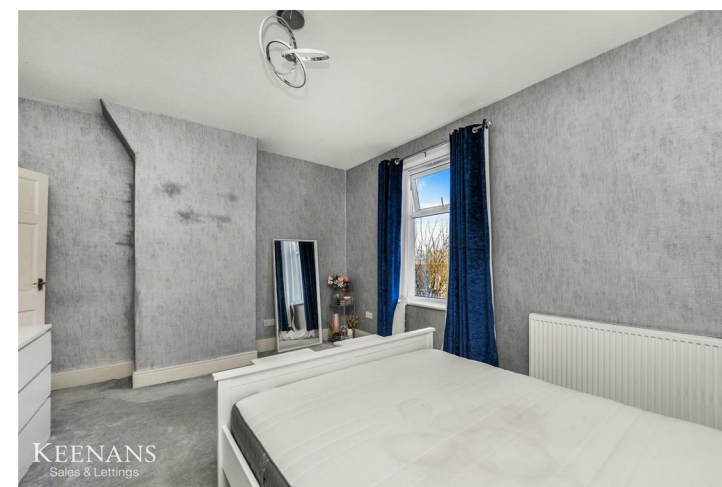
### Bathroom

6'10 x 5'3 (2.08m x 1.60m)

## Second Floor

### Loft Room

28'5 x 13'5 (8.66m x 4.09m)



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