







Hilton &  
Horsfall



BB9 7UG

## Burns Street, Nelson

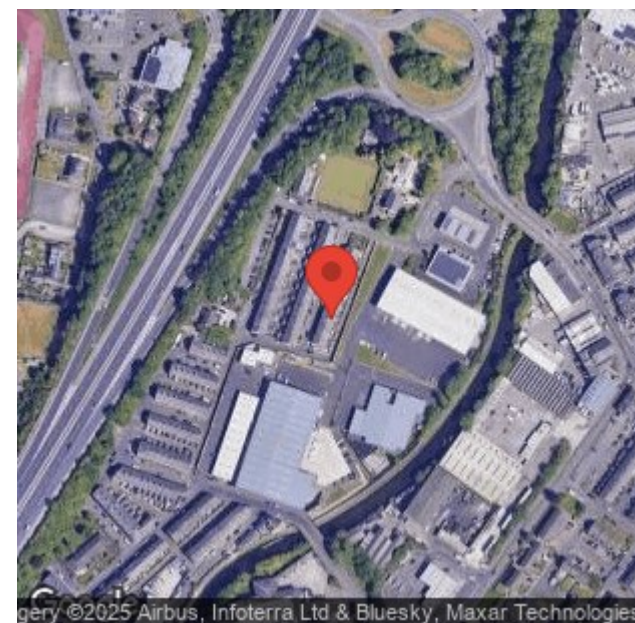
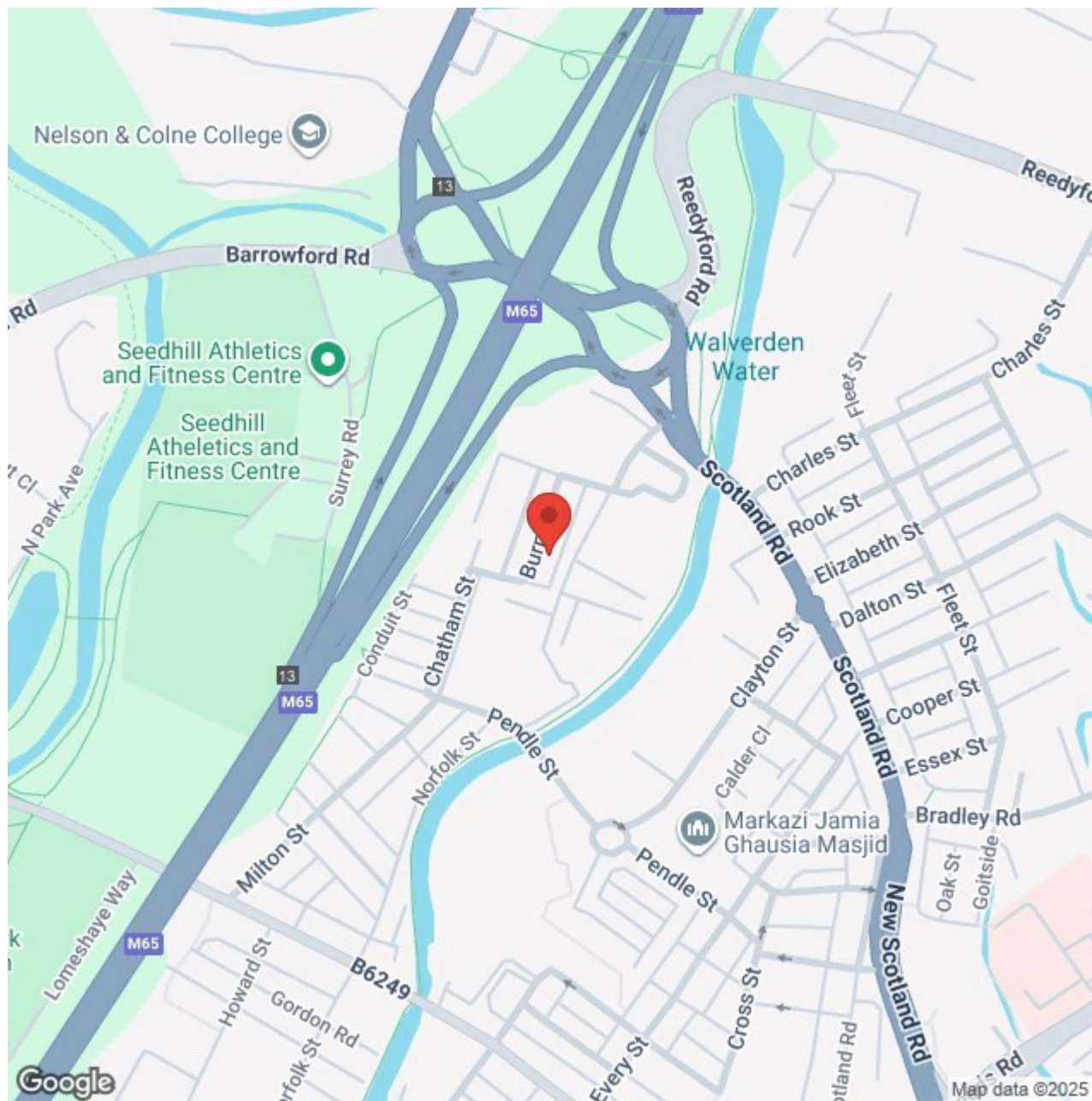
### Offers In The Region Of £79,950

- Two-bedroom mid-terrace property
- Offered with no onward chain
- Spacious living accommodation throughout
- Ideal for first-time buyers or investors
- Requires some modernisation
- Low-maintenance rear yard

Offered to the market with no onward chain, this two-bedroom mid-terrace property presents an excellent opportunity for first-time buyers, investors, or those seeking a renovation project. Situated in a popular and convenient area of Nelson, it offers spacious accommodation throughout and plenty of potential to update and personalise. The property briefly comprises a welcoming living room, a generously sized dining kitchen, two well-proportioned bedrooms, and a three-piece shower room. Externally, there is a low-maintenance yard to the rear. With some modernisation, this home has the potential to become a comfortable residence or a strong addition to a rental portfolio.











## Lancashire

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### GROUND FLOOR

#### LIVING ROOM 12'0" x 13'4" (3.67m x 4.08m)

A spacious and inviting main reception room positioned to the front of the property, featuring a large window that allows plenty of natural light to fill the space. The room offers a traditional feel with a feature brick chimney breast and gas fire, and there's ample space for a range of living room furniture, making it an ideal place to relax or entertain.

#### DINING KITCHEN 13'7" x 13'5" (4.15m x 4.10m)

A generously sized dining kitchen positioned to the rear of the property, offering plenty of potential to create a fantastic family space. The room is fitted with a range of wall and base units, work surfaces, and space for appliances, including a built-in fridge freezer. There's ample room for a dining table and chairs, making it ideal for family meals or entertaining. A door provides access out to the rear yard.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 12'0" x 13'4" (3.68m x 4.08m)

A generously sized double bedroom positioned to the front of the property. This bright and airy space offers plenty of room for bedroom furnishings and includes a built-in wardrobe for convenient storage. With some cosmetic updating, it has the potential to become a comfortable and relaxing main bedroom.

#### BEDROOM TWO 7'4" x 12'3" (2.25m x 3.74m)

A good-sized second bedroom located to the rear of the property. This bright room offers ample space for a single bed and additional furniture, making it ideal as a child's bedroom, guest room, or home office. It also benefits from a built-in wardrobe and a large window overlooking the rear aspect.

#### BATHROOM 8'3" x 6'1" (2.54m x 1.86m)

A spacious four-piece bathroom suite comprising a corner shower enclosure, panelled bath, low-level WC and wash basin. The space is finished with tiled flooring and spot lighting, creating a bright and functional bathroom.

### LOCATION

Situated on Burns Street, this property is ideally positioned within walking distance of a range of local amenities including shops, schools, parks, and transport links. The town centre is just a short distance away, offering supermarkets, cafes, and everyday conveniences, while excellent road and rail connections provide easy access to neighbouring towns and cities. This convenient location makes the property an excellent choice for first-time buyers, downsizers, or investors alike.

### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been

unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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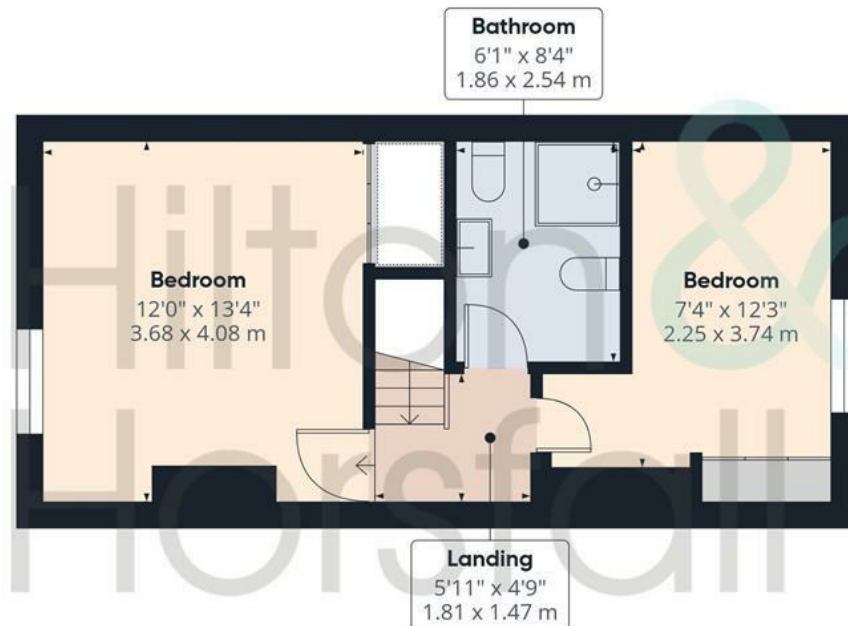
## OUTSIDE

To the rear of the property is a low-maintenance yard, providing an ideal outdoor space for seating, storage, or container gardening.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

720 ft<sup>2</sup>

66.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. [01282 560024](tel:01282560024)

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. [01200 435667](tel:01200435667)