



## 3 bed end of terrace house to buy in BB11

Nairne Street, Burnley, Lancashire, BB11 4NP

**£70,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Three Bedrooms
- ✓ Terrace Property
- ✓ Vacant Possession
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Arrange a viewing

Abigail Hall  
Branch Manager  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

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 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.

Council Tax: Band A - Burnley Council

EPC: D

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £70,000

Property Type: End of terrace house

Parking: On Street

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Listed property: No

Conservation area: No

Restrictions: No

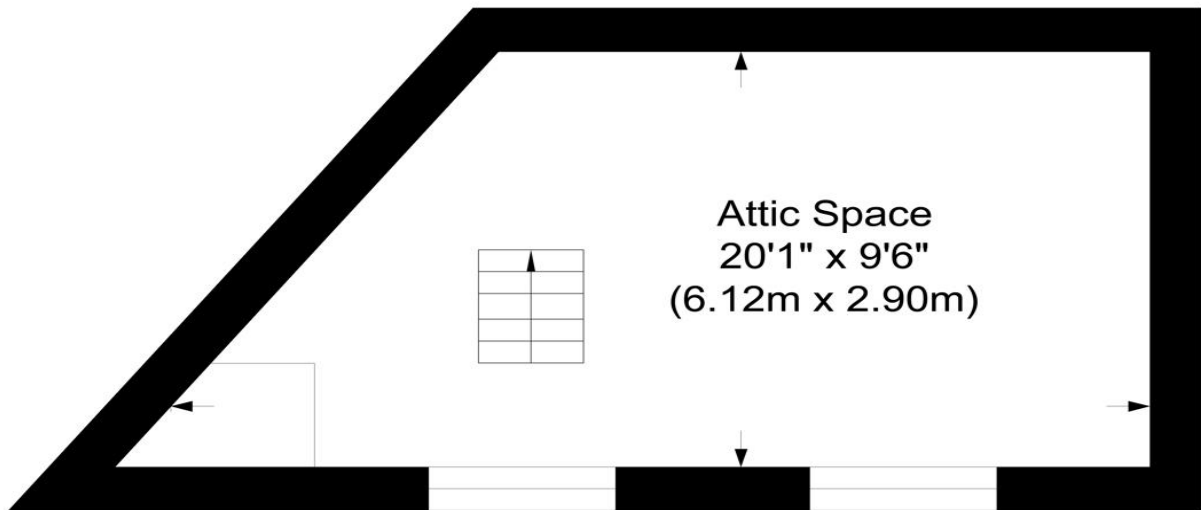
Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

**Approximate Gross Internal Area  
153 sq ft - 14 sq m**



**Second Floor**

Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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