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1 Robson Street
Brierfield
Nelson
BB9 5NT



For Sale

Price £52,500

- Mid-Terrace
- Two Bedrooms
- Located Close To Local Amenities
- UPVC Double Glazing
- Ideal For First Time Buyers

- Investment Property
- Popular Residential Area
- Tax Band - A



A two bedroom, mid terrace property located in the popular town of Brierfield. Conveniently located close to local amenities and a short drive to the M65 with links to Burnley, Manchester and Preston. Requiring some modernisation, the property would be an ideal purchase for first time buyers or landlords and investors.

Arranged over two floors the property briefly comprises to the ground floor: an entrance vestibule as you enter through a UPVC front door which leads into a spacious living room boasting a large window letting in an abundance of natural light and a fire surround with modern gas fire providing an attractive focal point within the room.

Adjoining and to the rear is a kitchen/diner housing matching wall, base and drawer units with co ordinating work surfaces and stainless steel sink. A lobby from the kitchen has a door leading to the rear garden and a staircase ascending to the first floor.

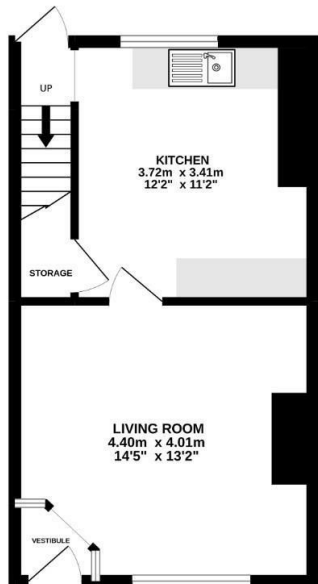
On the first floor is a central landing leading to two well proportioned bedrooms, located to the front and rear of the property, the second bedroom benefitting from a useful over stair storage cupboard.

The bathroom houses a three piece suite in white comprising a low level WC, pedestal wash basin and a panelled bath.

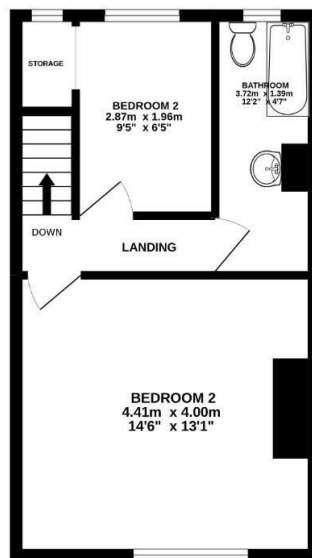
Externally there is an enclosed yard to the rear.

The property benefits from the modern day comforts of UPVC double glazing.

GROUND FLOOR
31.4 sq.m. (338 sq.ft.) approx.



1ST FLOOR
31.9 sq.m. (344 sq.ft.) approx.



TOTAL FLOOR AREA: 63.4 sq.m. (682 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the foregoing contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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