BSL Burnley Sales & Lettings Ltd.

01282 476 732

sales@burnleysl.co.uk

78 Coal Clough Lane,
Burnley, BB11 4NW



Florence Street

, Burnley, BB11 5EQ

£625 Per month

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Freshly Renovated- With easy access to major transport routes including the M65 network, Burnley Town Centre & Manchester Road Train Station, this newly decorated two bedroom terrace would be the ideal property for young couples and families.

Briefly comprising of spacious front lounge, kitchen diner with ample space for all modern







appliances, two good sized bedrooms and a three-piece family bathroom.

Additional benefits include uPVC Double Glazing & Gas Fired Central Heating throughout

Room Sizes (ft & inches)
Reception Room One 12'07 x 13'04
Kitchen- 12'07 x 11'00
Bedroom One- 12'08 x 9'10
Bedroom Two - 12'08 x 11'00
Bathroom- 7'03 x 6'04

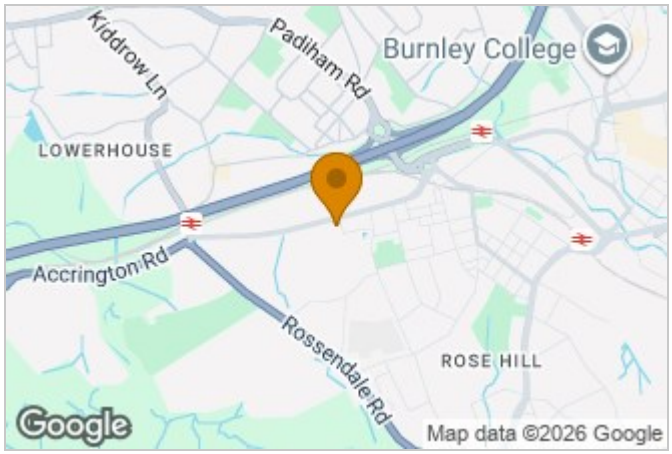
Call us now on 01282 476732 or email lettings@burnleysl.co.uk to arrange a viewing today!

FINANCIALS:- Non-refundable holding fee equal to one weeks rent (£144.23) payable on application. If tenancy proceeds, this is refunded as part of first months rent. First months rent (£625.00) & £625.00 deposit paid on move-in.

Council Tax: Band A - Burnley Borough Council
EPC: Current D (67), Potential B (89)
Tenancy Length: Assured Periodic Tenancy

Floor Plans

Area Map



Accommodation Details

Reception Room 12'07 x 13'04 (3.84m x 4.06m)

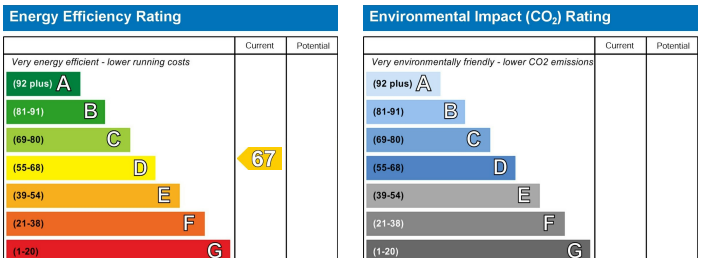
Kitchen 12'07 x 11'00 (3.84m x 3.35m)

Bedroom One 12'08 x 9'10 (3.86m x 3.00m)

Bedroom Two 12'08 x 11'00 (3.86m x 3.35m)

Bathroom 7'03 x 6'04 (2.21m x 1.93m)

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

78 Coal Clough Lane, Burnley, Lancashire, BB11 4NW
Tel: 01282 476732 Email: sales@burnleysl.co.uk