

**BSL**

**Burnley Sales  
& Lettings Ltd.**

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**Malvern Road  
, Nelson, BB9 8JR**

**£650 Per month**



Situated on this quiet residential road in the popular Marsden area of Nelson, this deceptively spacious two-bedroom property - with ideal links to the M65 Network, good schools & local amenities - would be perfect for young and growing families.

Recently redecorated throughout, you first enter into the spacious front lounge before being led



## Floor Plans

into the modern kitchen diner with integrated oven & useful breakfast bar. Following the stairs to the first floor, you find two good-sized bedrooms and a three-piece family bathroom with additional mixer shower.

Externally, there is a private rear yard & low-maintenance walled front garden. Additional benefits include full uPVC Double Glazing & Gas Fired Central Heating throughout.

Picture living in this lovely family home and call us today on 01282 476732 or email [lettings@burnleysl.co.uk](mailto:lettings@burnleysl.co.uk) to arrange a viewing!

**FINANCIALS:-** Non-refundable holding fee equal to one weeks rent (£150.00) payable on application. If tenancy proceeds, this is refunded as part of first months rent. First months rent (£650.00) & £650.00 deposit paid on move-in.

Council Tax: Band A - Pendle Borough Council

EPC: Current D 64, Potential B 85

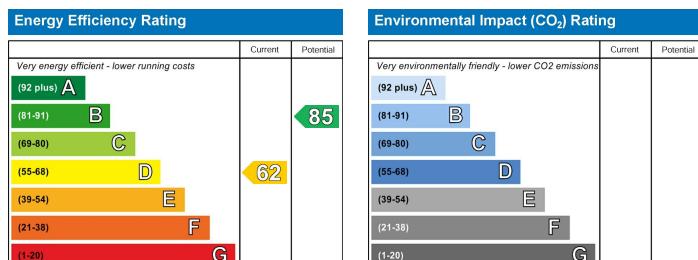
Tenancy Length: Long Term let with initial 6 Month Assured Shorthold Tenancy

## Accommodation Details

## Area Map



## Energy Efficiency Graph



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