



Burnley Sales
& Lettings Ltd.

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78 Coal Clough Lane,
Burnley, BB11 4NW



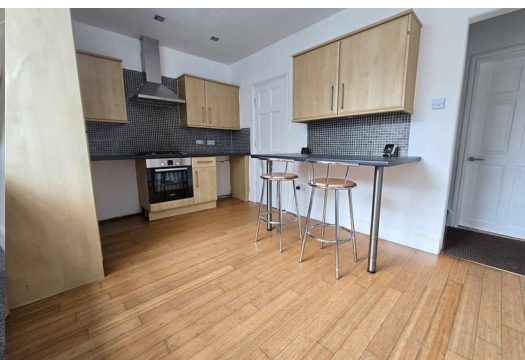
Malvern Road
Nelson, BB9 8JR

£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

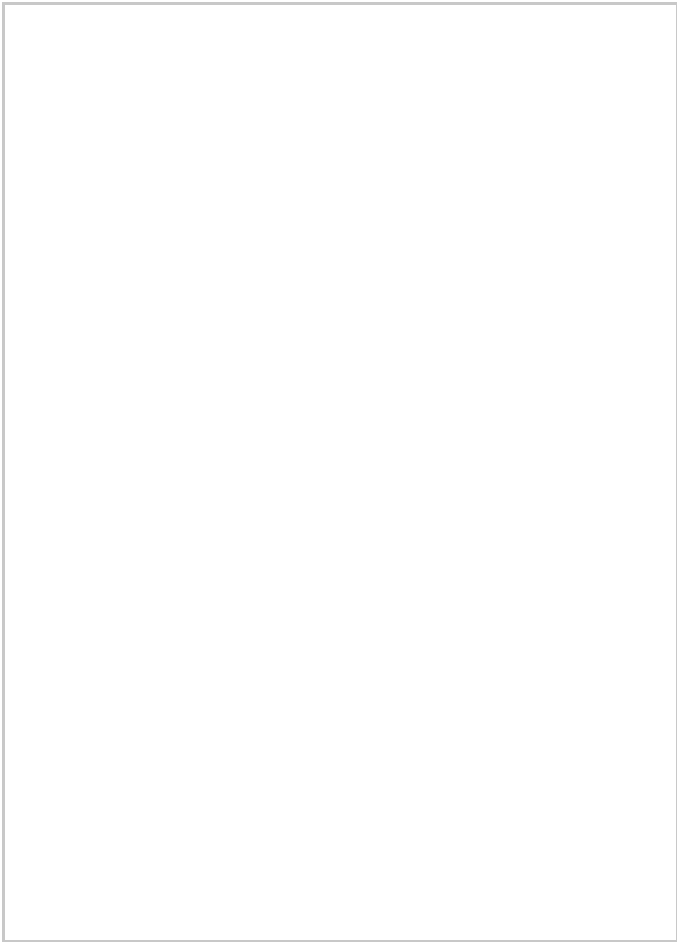
into the modern kitchen diner with integrated oven & useful breakfast bar. Following the stairs to the first floor, you find two good-sized bedrooms and a three-piece family bathroom with additional mixer shower.

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 to arrange a viewing!

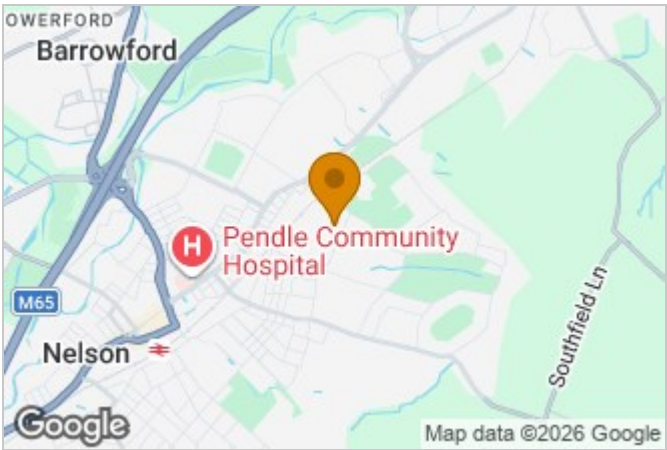
FINANCIALS:- Non-refundable holding fee equal to one weeks rent (£150.00) payable on application. If tenancy proceeds, this is refunded as part of first months rent. First months rent (£650.00) & £650.00 deposit paid on move-in.

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

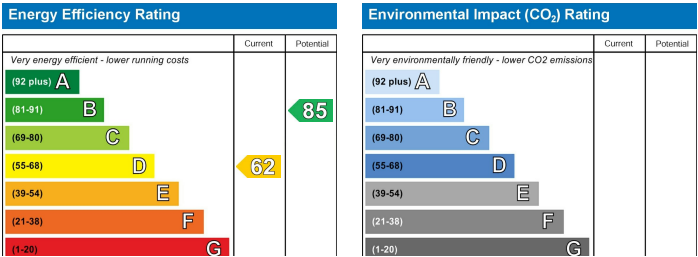


Area Map

Accommodation Details



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.