

BSL**Burnley Sales
& Lettings Ltd.**

01282 476 732

sales@burnleysl.co.uk

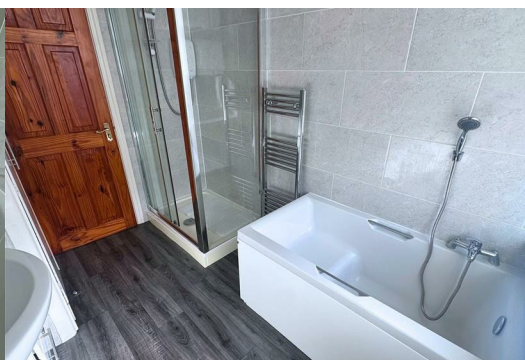
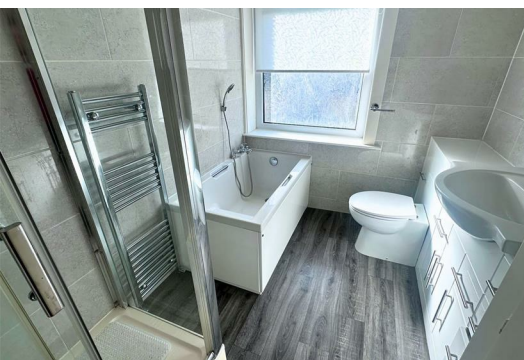
78 Coal Clough Lane,
Burnley, BB11 4NW

Swindon Street , Burnley, BB11 4PF

£675 Per month

This spacious two-bedroom mid-terrace property is ideally situated with excellent transport links to Burnley Town Centre, Manchester Road Train Station and the M65 motorway network. A range of local schools, shops and amenities are also nearby.

The accommodation briefly comprises two generous reception rooms, a fitted kitchen, useful



Floor Plans

under-stairs storage, two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a private rear yard. Additional features include gas central heating and uPVC double glazing throughout.

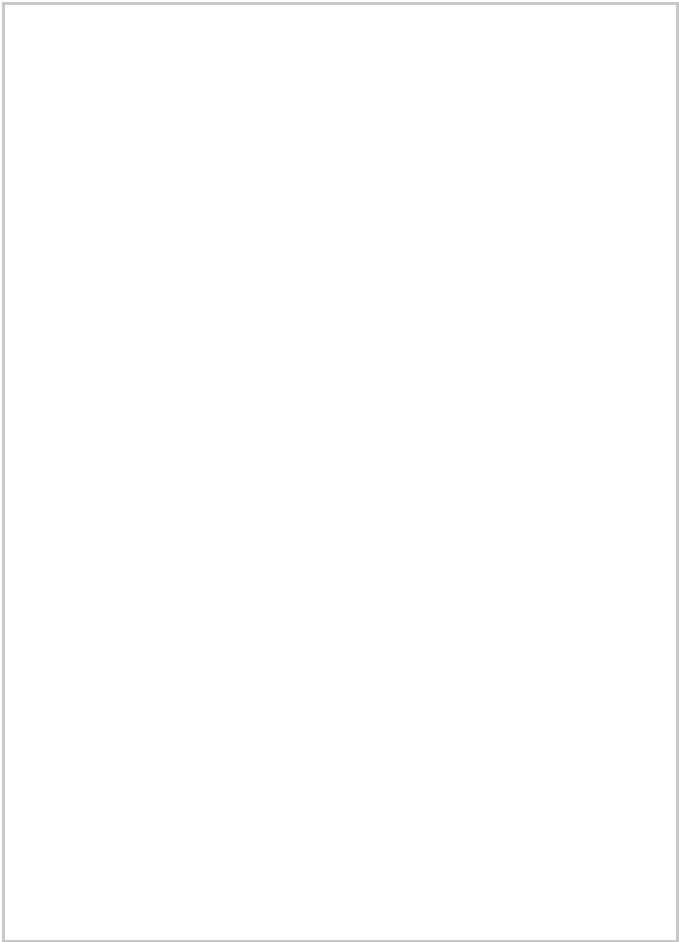
This property would make an ideal home for couples, small families or professionals and is available to let immediately.

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

FINANCIALS:

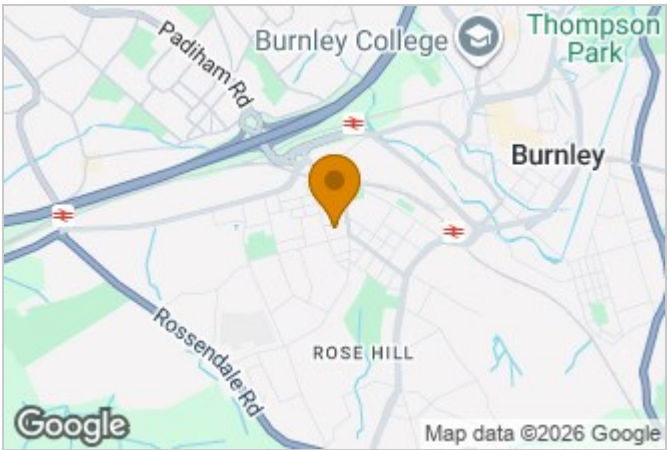
Rent: £675.00 PCM
Deposit: £675.00
Holding Deposit: £155.77 (equivalent to one week's rent, payable upon application. This will be deducted from the first month's rent should the tenancy proceed.)

Council Tax: Band A – Burnley Borough Council
EPC: C
Tenancy Length: All new tenancies will be Assured Periodic Tenancies.

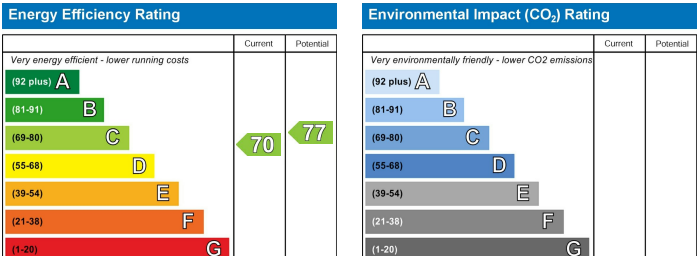


Accommodation Details

Area Map



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