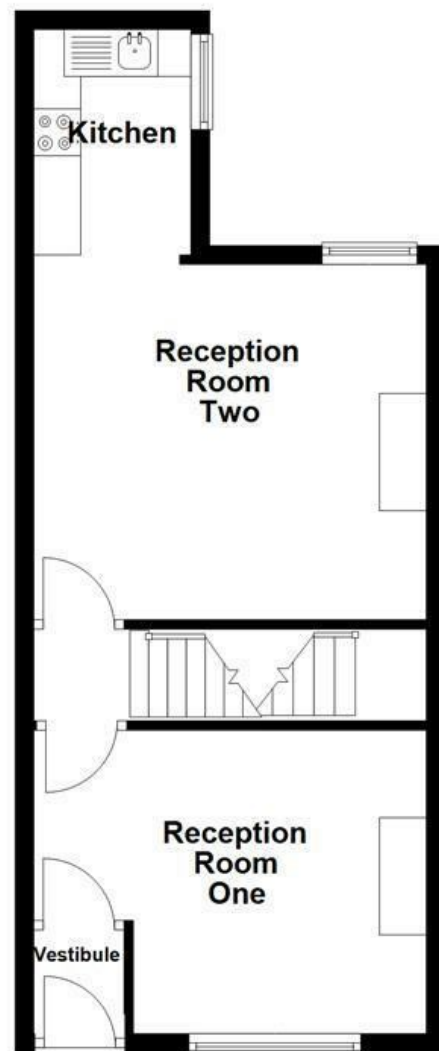
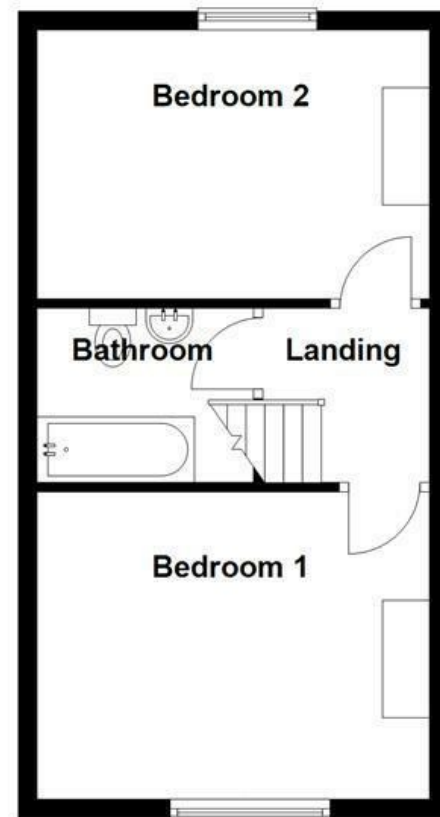


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Cotton Street, Burnley, BB12 0NH

£675 Per Calendar Month

A GREAT NEW RENTAL OPPORTUNITY

Welcome to this charming mid-terrace house located on Cotton Street in Burnley. This delightful property offers a perfect blend of comfort and practicality, making it an ideal choice for families or professionals seeking a welcoming home.

As you enter, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The open-plan kitchen is designed for modern living, allowing for easy interaction with family and friends while preparing meals.

The house boasts two generously sized double bedrooms, ensuring that there is plenty of room for rest and privacy. The family bathroom is conveniently located, providing all the necessary amenities for daily living.

Outside, the rear yard offers a private outdoor space, perfect for enjoying a morning coffee or hosting summer barbecues. This property is newly available on the rental market, presenting a fantastic opportunity for those looking to settle in a vibrant community.

With its excellent location and well-thought-out layout, this mid-terrace house on Cotton Street is sure to attract interest. Do not miss the chance to make this lovely property your new home.

Cotton Street, Burnley, BB12 0NH
£675 Per Calendar Month

2 1 2 E

- Two Generously Sized Double Bedrooms
- Tenure Leasehold
- New To Rental Market With Viewing Recommended
- Easy Access To Major Network Links
- Three Piece Bathroom Suite
- Council Tax Band A
- On Street Parking
- Two Spacious Reception Rooms
- Enclosed Rear Yard Space
- EPC Rating E

Ground Floor

Entrance Vestibule

3'8 x 3'2 (1.12m x 0.97m)

Reception Room One

13'4 x 10'7 (4.06m x 3.23m)

Reception Room Two

13'8 x 12'5 (4.17m x 3.78m)

Kitchen

7'11 x 5'6 (2.41m x 1.68m)

First Floor

Landing

6'1 x 5'7 (1.85m x 1.70m)

Bedroom One

13'10 x 10'9 (4.22m x 3.28m)

Bedroom Two

13'9 x 9'5 (4.19m x 2.87m)

Bathroom

9'2 x 6'10 (2.79m x 2.08m)



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