



Burnley Sales
& Lettings Ltd.

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78 Coal Clough Lane,
Burnley, BB11 4NW



375 Rossendale Road
, Burnley, BB11 5HP

Offers in the region of
£130,000

No Chain Delay

Easy access routes to M65 and surrounding towns

Situated in a sought-after elevated position on Rossendale Road, this deceptively spacious



Floor Plans

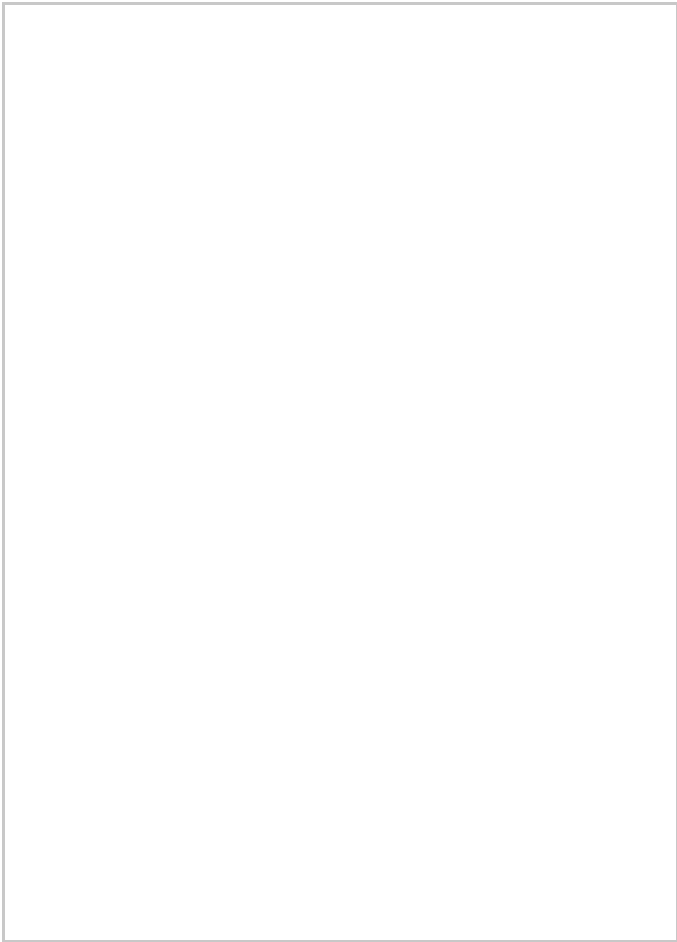
two-bedroom semi-detached home offers fantastic potential for buyers looking to create their ideal family home.

After passing the easily maintained front gardens, you step through the entrance porch into a welcoming hallway, providing access to all ground floor rooms. At the front of the property, a spacious lounge features a bay window, allowing natural light to flood the space. To the rear, the second reception room offers versatility, accompanied by a convenient ground floor shower room. Completing the ground floor is a modern kitchen with ample space for all essential appliances.

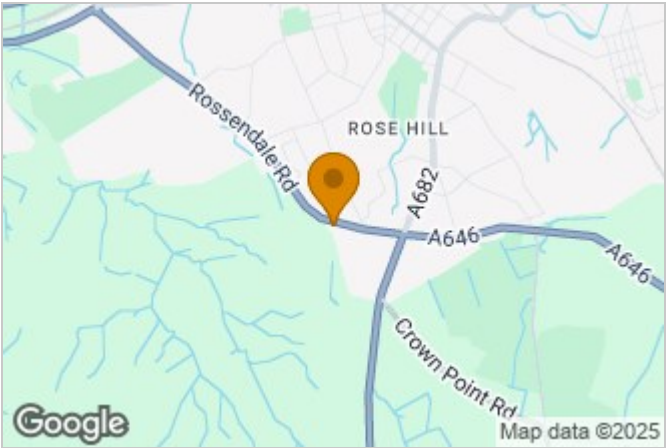
Following the stairs to the first floor, you find two generously sized double bedrooms, with the front bedroom mirroring the bay window from the lounge. The floor is completed by a bathroom featuring a corner bath with a mixer shower, alongside a separate WC.

Picture living in this family home & call us today on 01282 476732 or email sales@burnleysl.co.uk.

Leasehold: 999 Year Lease with 907 years at £3.00 Per Annum
Council Tax: Burnley Borough Council, Band C
EPC: Current C 69, Potential B 83



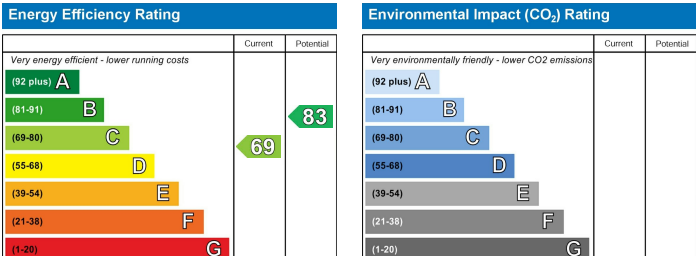
Area Map



Accommodation Details

- Reception Room 1 13'11 x 12'03 (4.24m x 3.73m)
- Reception room 2 22'00 x 8'09 (6.71m x 2.67m)
- Kitchen 12'04 x 9'09 (3.76m x 2.97m)
- Front Bedroom 12'00 x 12'06 (3.66m x 3.81m)
- Bedroom 2 9'10 x 12'06 (3.00m x 3.81m)
- Walking Shower Room 7'03 x 9'06 (2.21m x 2.90m)

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.