



Burnley Sales
& Lettings Ltd.

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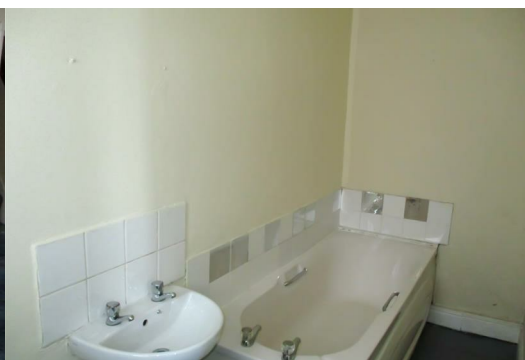
20 Furness Street , Burnley, BB10 1TE

£475 Per month



Situated on this quiet residential street in the Queensgate area of Burnley - offering easy links to Burnley Town Centre, Burnley General Hospital & Heasandford Industrial Estate - this cosy one-bedroom home would be ideal for individuals or young professionals.

Briefly comprising of a spacious open-plan living kitchen - with two uPVC windows allowing light



Floor Plans

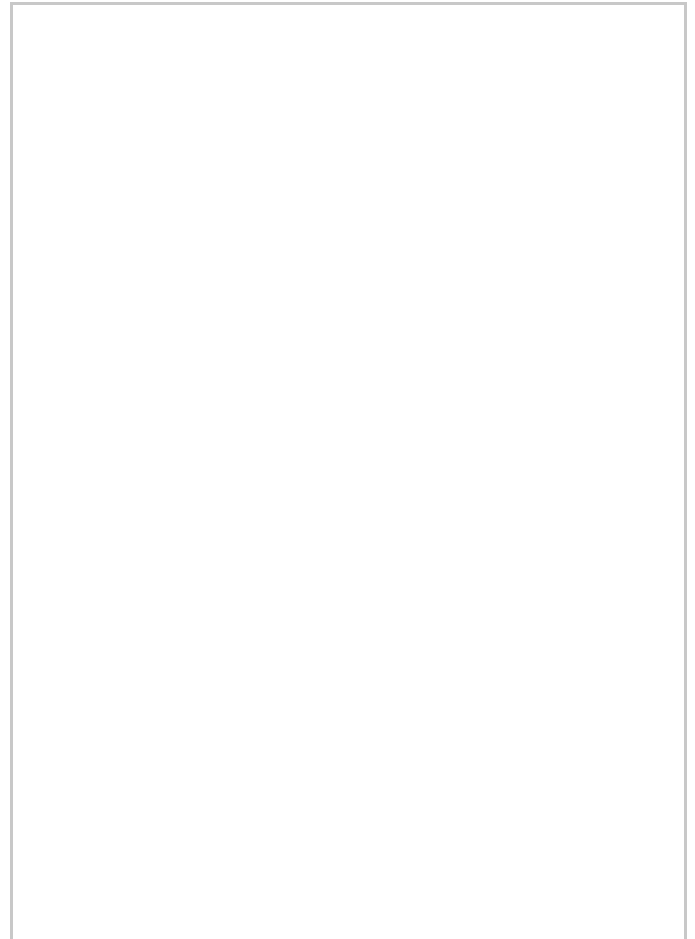
to flood the room - a bright double bedroom & three-piece modern bathroom.

Additional benefits include uPVC Double Glazing & Gas Fired Central Heating throughout.

To register your interest, call us now on 01282 476732 or email lettings@burnleysl.co.uk.

FINANCIALS:- Non-refundable holding fee equal to one weeks rent (£115.380) payable on application. If tenancy proceeds, this is refunded as part of first months rent. First months rent (£500.00) & £500.00 deposit payable on move-in.

Council Tax: Band A – Burnley Borough Council
EPC: Current: E 54 / Potential B 90
Tenancy Length: Long Term Let with initial 6 Month Assured Shorthold Tenancy
NB: All measurements above are "max" sizes and should be used as a guide only



Area Map

Accommodation Details

Kitchen / Living Room 16'08 x 15'02 (max) (5.08m x 4.62m (max))

Carpet, radiator, meter cupboard, 2 uPVC double glazed windows, 2 ceiling strip lights. Kitchen area consists of: beech base & wall units, stainless steel sink & drainer, laminate flooring. Door to staircase.

Stairs & Landing

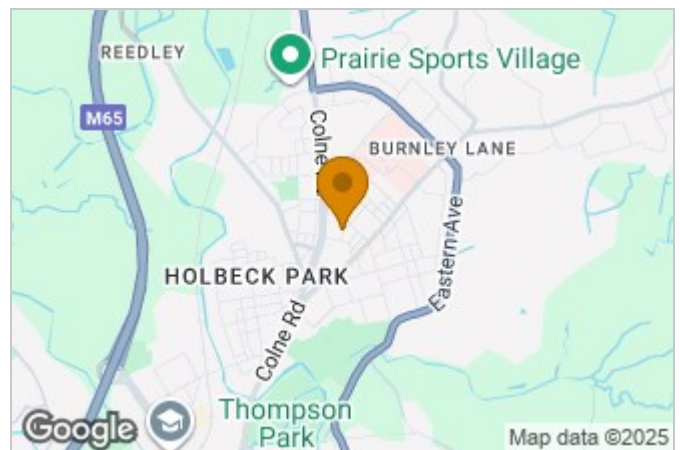
Carpet, uPVC double glazed window, wall-mounted Potterton Combi-boiler, central ceiling light.

Bedroom One 12'04 x 8'04 (max) (3.76m x 2.54m (max))

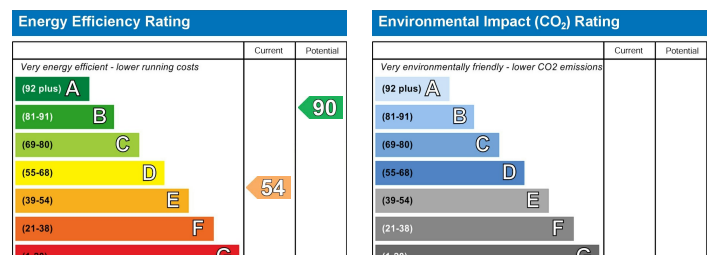
Carpet, radiator, uPVC double glazed window, central ceiling light.

Bathroom

White three-piece bathroom suite including low-level WC, pedestal wash basin & panel bath. Part-tiled walls. Central ceiling light. Frosted uPVC double glazed window.



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.