



Burnley Sales
& Lettings Ltd.

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78 Coal Clough Lane,
Burnley, BB11 4NW



2 Grange Street , Burnley, BB11 4JZ

£575 Per month



Recently renovated to a good standard, this spacious two-bedroom end-terrace property - with easy access to the M65 Network, Burnley Town Centre & all local amenities & schools - is ready to become the ideal family home.

Briefly comprising of bright lounge (14'10 x 10'06), modern kitchen diner with white gloss units



Floor Plans

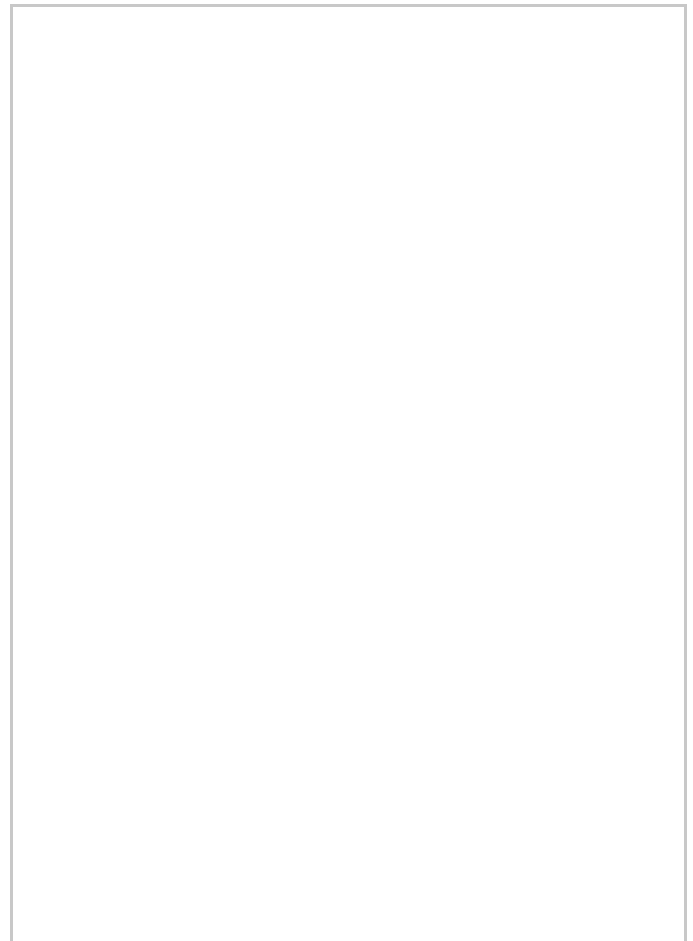
(14'10 x 13'05), two double bedrooms (14'11 x 10'05 & 13'05 x 9'02) and a three-piece family bathroom suite with over bath shower. Externally, there is an enclosed rear yard.

Additional benefits include full uPVC double glazing & central heating throughout.

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

FINANCIALS:- Non-refundable holding fee equal to one weeks rent (£132.69) payable on application. If tenancy proceeds, this is refunded as part of first months rent. First months rent (£575.00) & £575.00 deposit paid on move-in.

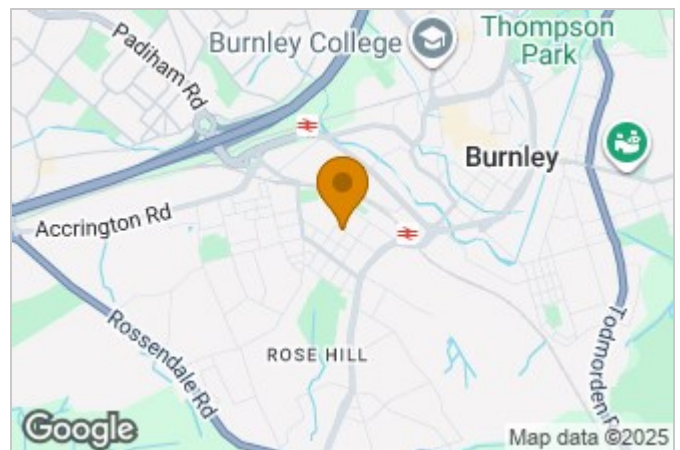
Council Tax: Band A - Burnley Council
EPC: Current D 59, Potential B 88
Tenancy Length: Long Term let with initial 6 Month Assured Shorthold Tenancy



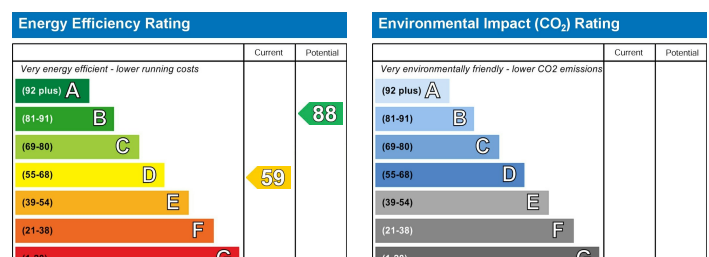
Area Map

Accommodation Details

Lounge 14'10 x 10'06 (4.52m x 3.20m)
Kitchen 14'10 x 13'05 (4.52m x 4.09m)
Bedroom One 14'11 x 10'05 (4.55m x 3.18m)
Bedroom Two 13'05 x 9'02 (4.09m x 2.79m)
Bathroom



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.