



Burnley Sales
& Lettings Ltd.

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78 Coal Clough Lane,
Burnley, BB11 4NW



3 Queensberry Road , Burnley, BB11 4LH

£595 Per month



Situated in the ever-popular Coal Clough area of Burnley, this deceptively spacious two-bedroom property - with ideal links to Manchester Road Train Station, good schools & amenities and Burnley Town Centre - is now ready to become the perfect family home.

Briefly comprising of entrance vestibule & hallway, two spacious reception rooms and kitchen

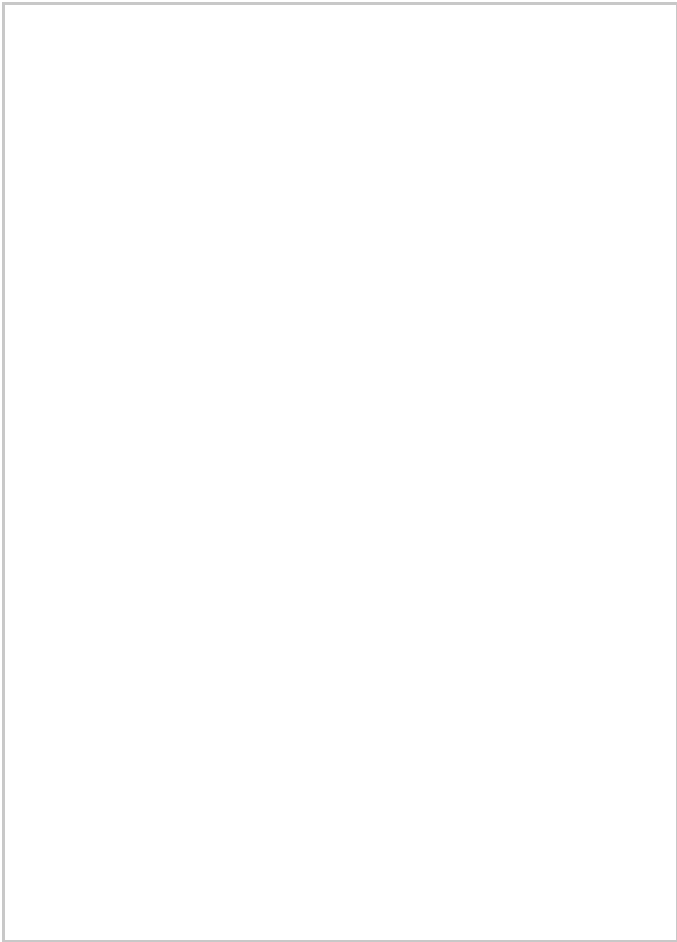


Floor Plans

extension with ample space for all modern appliances. Following the stairs to the first floor, you find two double bedrooms & a four-piece family bathroom. Externally, there is an enclosed rear yard.

Additional benefits include full uPVC Double Glazed Window & Gas Fired Central Heating throughout.

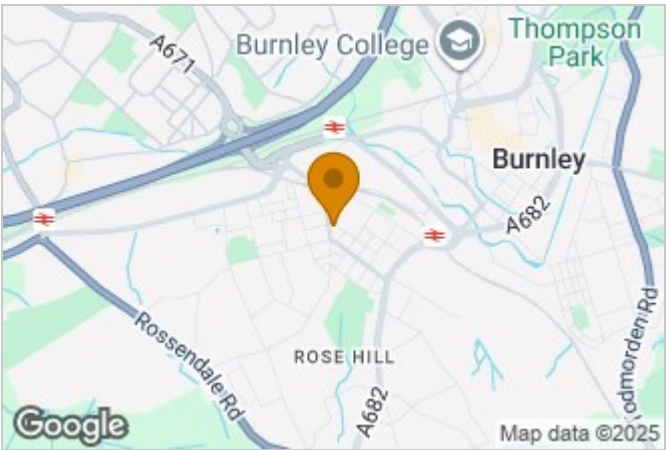
FINANCIALS:- Non-refundable holding fee equal to one weeks rent (£137.30) payable on application. If tenancy proceeds, this is refunded as part of first month's rent. First month's rent (£595.00) & £595.00 deposit payable on move-in.



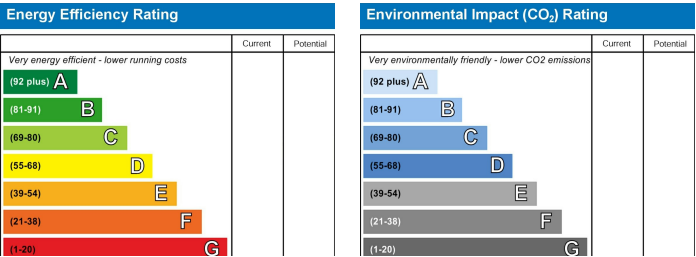
Area Map

Accommodation Details

- Reception Room One 11'1 x 10'1 (3.38m x 3.07m)
- Reception Room Two 13'7 x 13'3 (4.14m x 4.04m)
- Kitchen 12'3 x 4'10 (3.73m x 1.47m)
- Bedroom One 13'9 x 11'2 (4.19m x 3.40m)
- Bedroom Two 13'8 x 11'2 (4.17m x 3.40m)
- 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 firms employment has the authority to make or give any representation or warranty in respect of the property.