



Burnley Sales
& Lettings Ltd.

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78 Coal Clough Lane,
Burnley, BB11 4NW



33 Grant Street
Burnley, BB11 4LN

£700 Per month



Situated on this quiet residential street in the ever-popular Coal Clough area of Burnley, this deceptively spacious garden fronted, mid terraced, Three-bedroom property is now ready to become the ideal family home.

Briefly comprising of a spacious lounge upon entry and to the rear of the property, a modern



Floor Plans

kitchen with ample space for all appliances and dining space.

Following the stairs to the first floor, you find three good-sized bedrooms and a three-piece family bathroom with additional over bath shower.

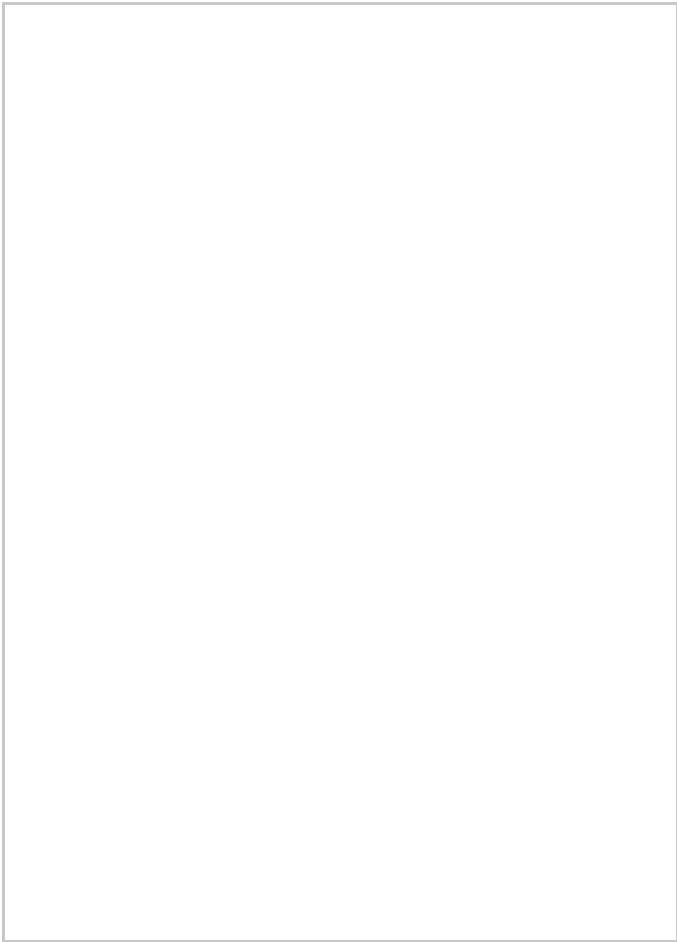
Externally, there is a private yard to the rear that is low maintenance.

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

Picture living in this fantastic family home and call us today on 01282 476732 or email lettings@burnleysl.co.uk to arrange a viewing today.

FINANCIALS:- Non-refundable holding fee equal to one weeks rent payable on application. If tenancy proceeds, this is refunded as part of first months rent. First months rent (£700.00) & £700.00 deposit paid on move-in.

Council Tax: Band A - Burnley Borough Council
EPC: Current:- D, 62 / Potential B, 87
Tenancy Length: Long Term let with initial 6 Month Assured Shorthold Tenancy



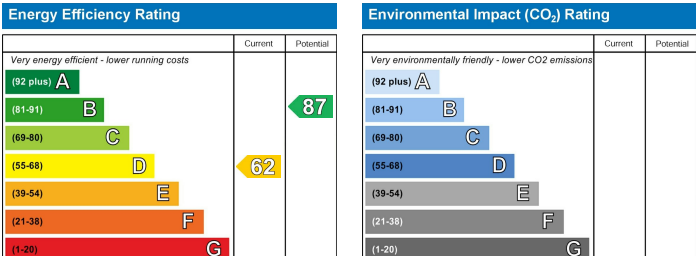
Area Map



Accommodation Details

- Lounge 14'0 x 13'2 (4.27m x 4.01m)
- Kitchen 14'0 x 10'6 (4.27m x 3.20m)
- Bedroom One 13'4 x 7'6 (4.06m x 2.29m)
- Bedroom Two 10'6 x 7'5 (3.20m x 2.26m)
- Bedroom Three 9'3 x 6'4 (2.82m x 1.93m)
- 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.