



Burnley Sales
& Lettings Ltd.

01282 476 732

sales@burnleysl.co.uk

78 Coal Clough Lane,
Burnley, BB11 4NW



20 Herschel Avenue
Ightenhill, Burnley, BB12 0LN

£1,100 Per month



Located at the heart of Ightenhill, this beautifully renovated semi-detached property with three bedrooms is now available, perfectly suited to become your ideal family home.

You first stroll through the low-maintenance front garden and step into a convenient hallway. This hallway leads you into a spacious lounge with a bay window that fills the room with natural light.



Floor Plans

From here, you find the open-plan kitchen diner, with patio doors allowing access to the rear patio, as well as modern navy kitchen units with integrated modern appliances.

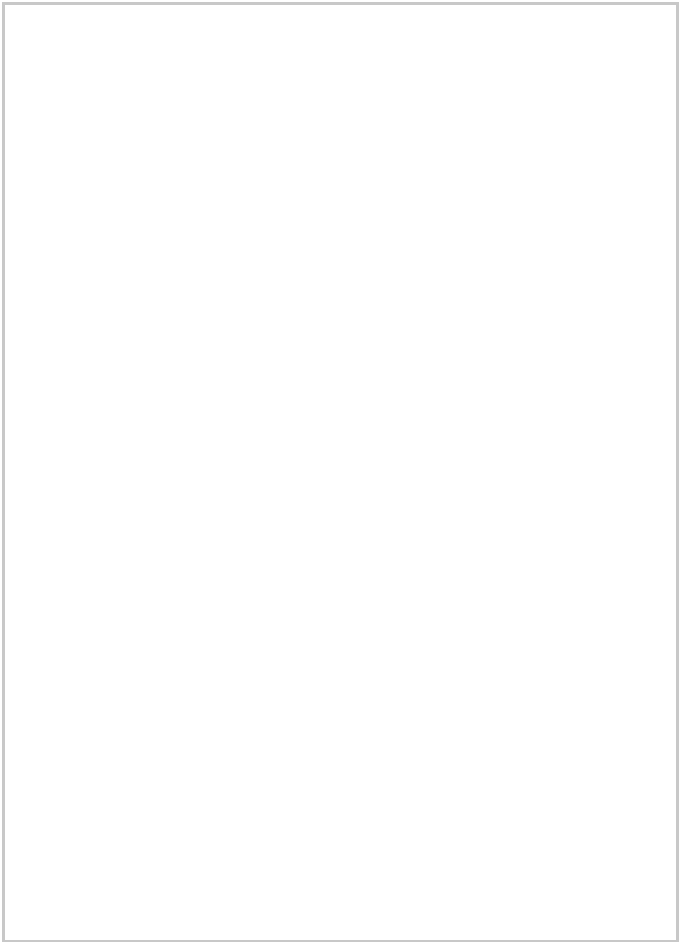
Ascending the stairs to the first floor, you'll find three generously sized bedrooms – with the two bedrooms to the front offering near panoramic views of the surrounding moors – and a three-piece family bathroom with additional rainfall shower.

Completing the fantastic accommodation available is the private gardens & patio to the rear.

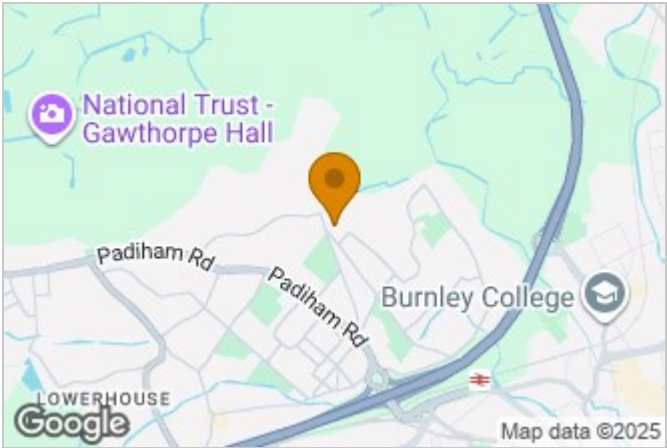
Picture living in this stunning family home and call us today on 01282 476732 or email lettings@burnleysl.co.uk to arrange a viewing!

FINANCIALS:- Non-refundable holding fee equal to one weeks rent (£253.84) payable on application. If tenancy proceeds, this is refunded as part of first month's rent. First month's rent (£1100.00) & £1100.00 deposit payable on move-in.

Council Tax: Band B - Burnley Council
EPC: Current D 58, Potential C 80
Tenancy Length: Long Term Let with initial 6 Month Assured Shorthold Tenancy



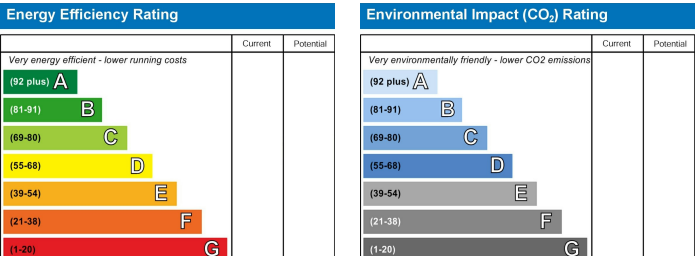
Area Map



Accommodation Details

- Reception Room One 14'04 x 12'09 (4.37m x 3.89m)
- Dining Area 15'11 x 10'04 (4.85m x 3.15m)
- Kitchen 10'09 x 9'10 (3.28m x 3.00m)
- Bedroom One 13'05 x 10'03 (4.09m x 3.12m)
- Bedroom Two 10'09 x 10'08 (3.28m x 3.25m)
- Bedroom Three 9'11 x 6'07 (3.02m x 2.01m)
- 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.