



Burnley Sales
& Lettings Ltd.

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- 78 Coal Clough Lane,
Burnley, BB11 4NW



34 Florence Street , Burnley, BB11 5EQ

£600 Per month



Newly decorated throughout, this deceptively spacious three-bedroom property - with ideal links to the M65 Network, local amenities & good schools - is now ready to become the perfect family home.

Briefly comprising of spacious front lounge, modern kitchen diner, utility room extension, three



Floor Plans

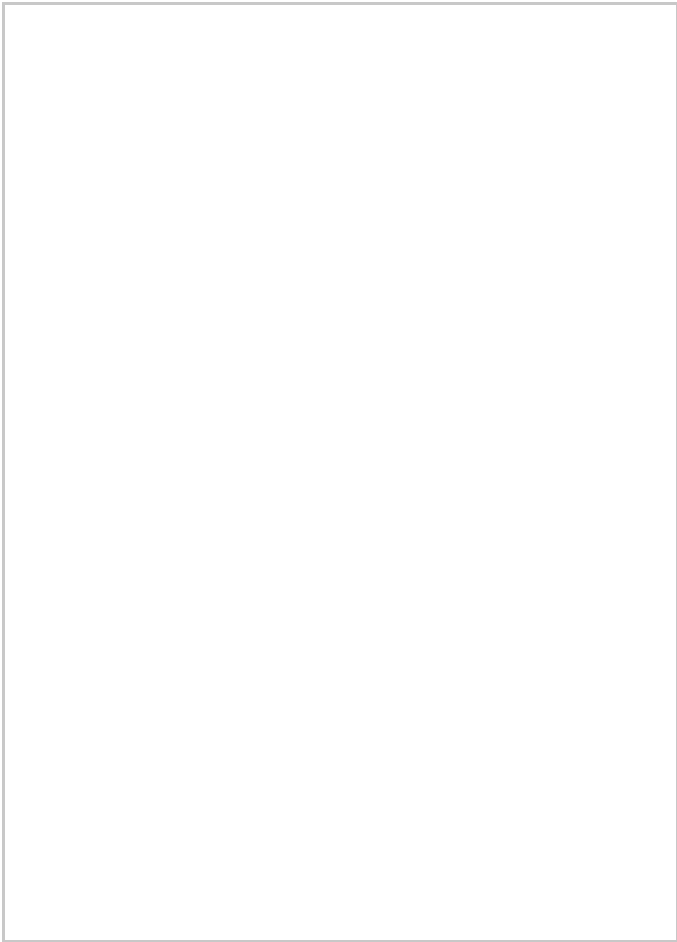
bright bedrooms & three-piece family bathroom. Externally, there is a private yard to the rear.

Additional benefits include full uPVC Double Glazing & Gas Fired Central Heating throughout and newly installed Internal Wall Insulation (IWI).

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

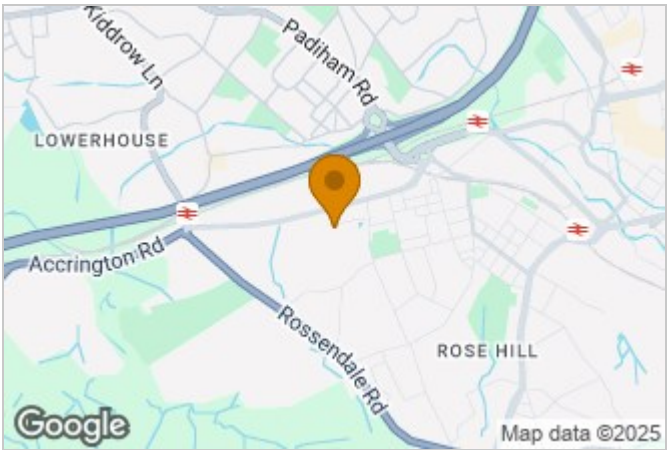
FINANCIALS:- Non-refundable holding fee equal to one weeks rent (£138.46) payable on application. If tenancy proceeds, this is refunded as part of first months rent. First months rent (£600.00) & £600.00 deposit payable on move-in.

Council Tax: Band A - Burnley Council
EPC: Current:- E, 39 / Potential B, 81 (New Certificate Ordered)
Tenancy Length: Long Term let with initial 6 Month Assured Shorthold Tenancy

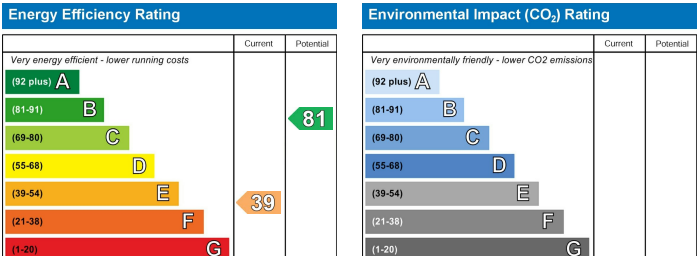


Area Map

Accommodation Details



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.