



Burnley Sales  
& Lettings Ltd.

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- 78 Coal Clough Lane,  
Burnley, BB11 4NW



## Stoney Street , Burnley, BB11 3PT

**£650 Per month**



Situated on this quiet residential street off Todmorden Road - and close to all local amenities, schools & major transport routes - is this newly decorated two-bedroom family home.

Briefly comprising of a spacious lounge (12'11 x 10'04), kitchen diner (12'11 x 12'01), two bright bedrooms (12'10 x 10'04 & 8'11 x 7'11) and a three-piece bathroom with additional



Floor Plans

over bath shower. Externally, there is a private rear yard.

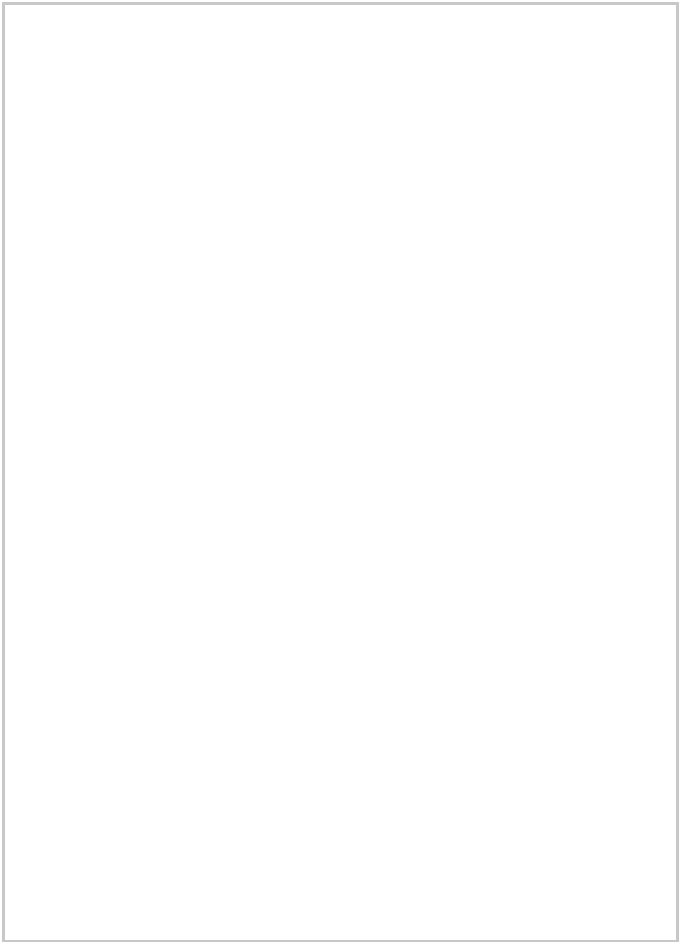
Additional benefits include full uPVC double glazing & Gas Fired Central Heating throughout.

Call us now on 01282 476732 or email [lettings@burnleysl.co.uk](mailto:lettings@burnleysl.co.uk) to arrange a viewing!

**FINANCIALS:-** Non-refundable holding fee equal to one weeks rent (£150.00) payable on application. If tenancy proceeds, this is refunded as part of first months rent. First months rent (£650.00) & £650.00 deposit payable on move-in.

**NB:** All measurements are “max” sizes and are to be used for reference only.

Council Tax: Band A - Burnley Council  
EPC: Current D 65, Potential B 87  
Tenancy Length: Long Term let with initial 6 Month Assured Shorthold Tenancy



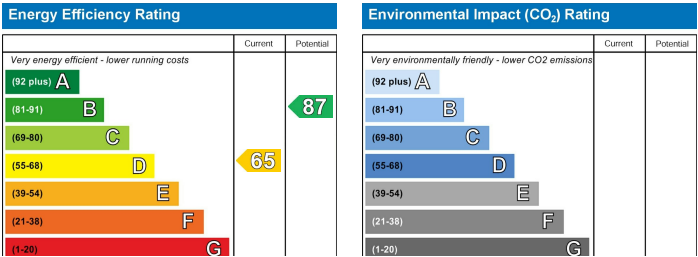
Area Map

Accommodation Details

- Lounge 12'11 x 10'04 (3.94m x 3.15m)
- Kitchen Diner 12'11 x 12'01 (3.94m x 3.68m)
- Bedroom One 12'10 x 10'04 (3.91m x 3.15m)
- Bedroom Two 8'11 x 7'11 (2.72m x 2.41m)
- Bathroom 12'02 x 6'01 (3.71m x 1.85m)



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.