

BSL**Burnley Sales
& Lettings Ltd.**

01282 476 732

sales@burnleysl.co.uk

78 Coal Clough Lane,
Burnley, BB11 4NW**Prince Street**
Burnley, BB11 4NY**Asking price £75,000**

Situated on this quiet residential street in the ever-popular Coal Clough area of Burnley - with fantastic links to Manchester Road Train Station & Burnley Town Centre - this deceptively spacious two-bedroom property is now ready to become the perfect family home, or a welcomed addition to any investor's portfolio.



Floor Plans

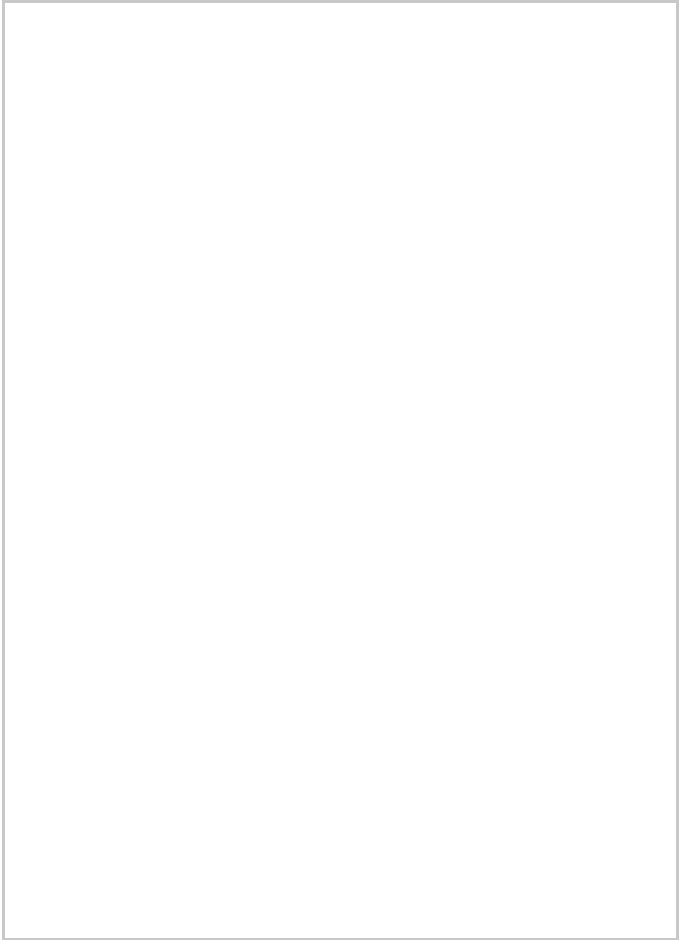
You first enter into the spacious lounge before being led into the modern kitchen diner, complete with integrated appliances and two double glazed windows allowing light to flood the room. Following the stairs to the first floor, you find two double bedrooms and a three-piece family bathroom.

Externally, there is a private rear yard & front courtyard.

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

Picture living in this impressive family home and call us today on 01282 476732 or email sales@burnleysl.co.uk

EPC: Current:- C, 70 / Potential B, 84
Council Tax:- Band A, Burnley Borough Council
Leasehold- 999 Year Lease from 1896, £1.10s.0d per annum (Peppercorn)



Area Map

Accommodation Details

Bathroom

White three-piece bathroom suite. Tilt & turn frosted uPVC double glazed window. Tile effect lino flooring, part-tiled walls. Black heated towel rail.

Bedroom Two 12'3 x 8'1 (3.73m x 2.46m)

Carpeted, neutral decoration. White uPVC double glazed window, central ceiling light, white uPVC double glazed window, radiator.

Bedroom One 14'8 x 10'10 (4.47m x 3.30m)

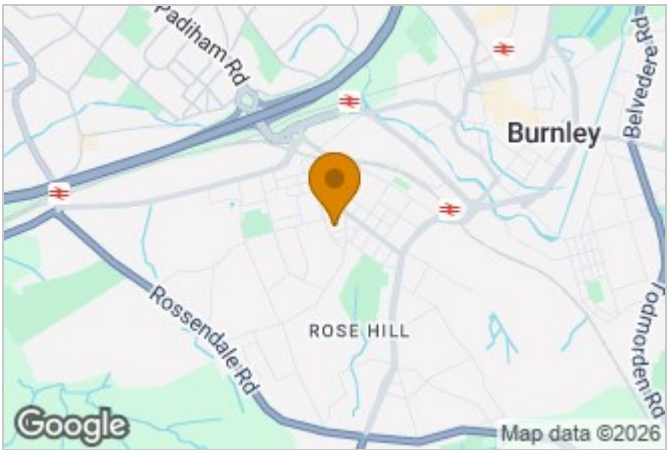
Laminate wood flooring with neutral decoration. Radiator, white uPVC double glazed window, central ceiling light.

Lounge 13'9 x 10'9 (4.19m x 3.28m)

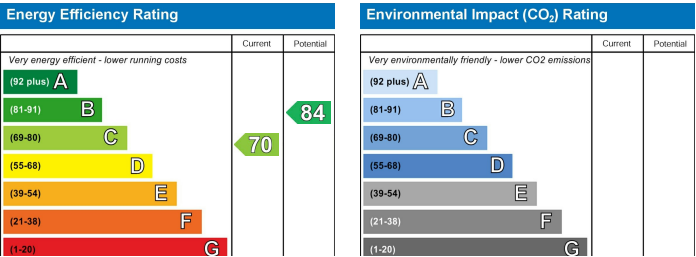
White gloss glazed vestibule, wood effect laminate flooring with neutral decoration. White uPVC double glazed window. Central ceiling light & two wall lights. Stone effect fire surround and hearth. Radiator.

Kitchen Diner 13'2 x 13'2 (4.01m x 4.01m)

Wood effect laminate flooring & tiled flooring. Range of pine effect base & wall units with integrated oven & 4-ring electric hob, stainless steel sink and drainer and tiled splashback. Wall-mounted Combi boiler. Central ceiling light. Two white uPVC double glazed windows. White uPVC rear external door with frosted glazing. Access to understairs storage cupboard. Neutral decoration throughout.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.