

# Property Details

11 Coal Clough Lane, Burnley,  
Lancashire, BB11 4PG

OIRO £85,000





# Property Photos

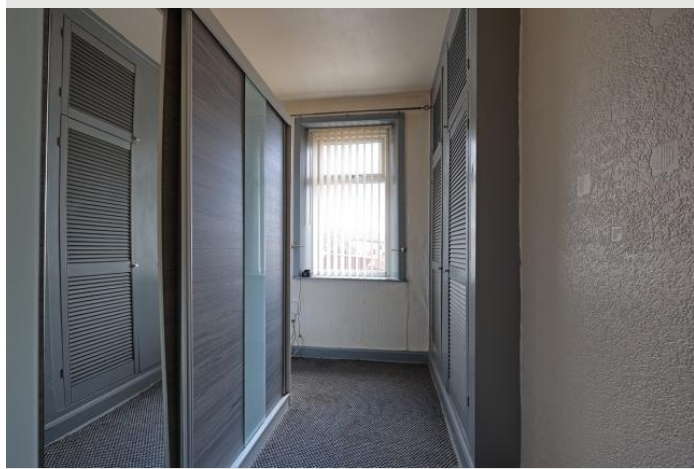
11 Coal Clough Lane, Burnley, Lancashire, BB11 4PG



Creation Date  
**23/01/2026**

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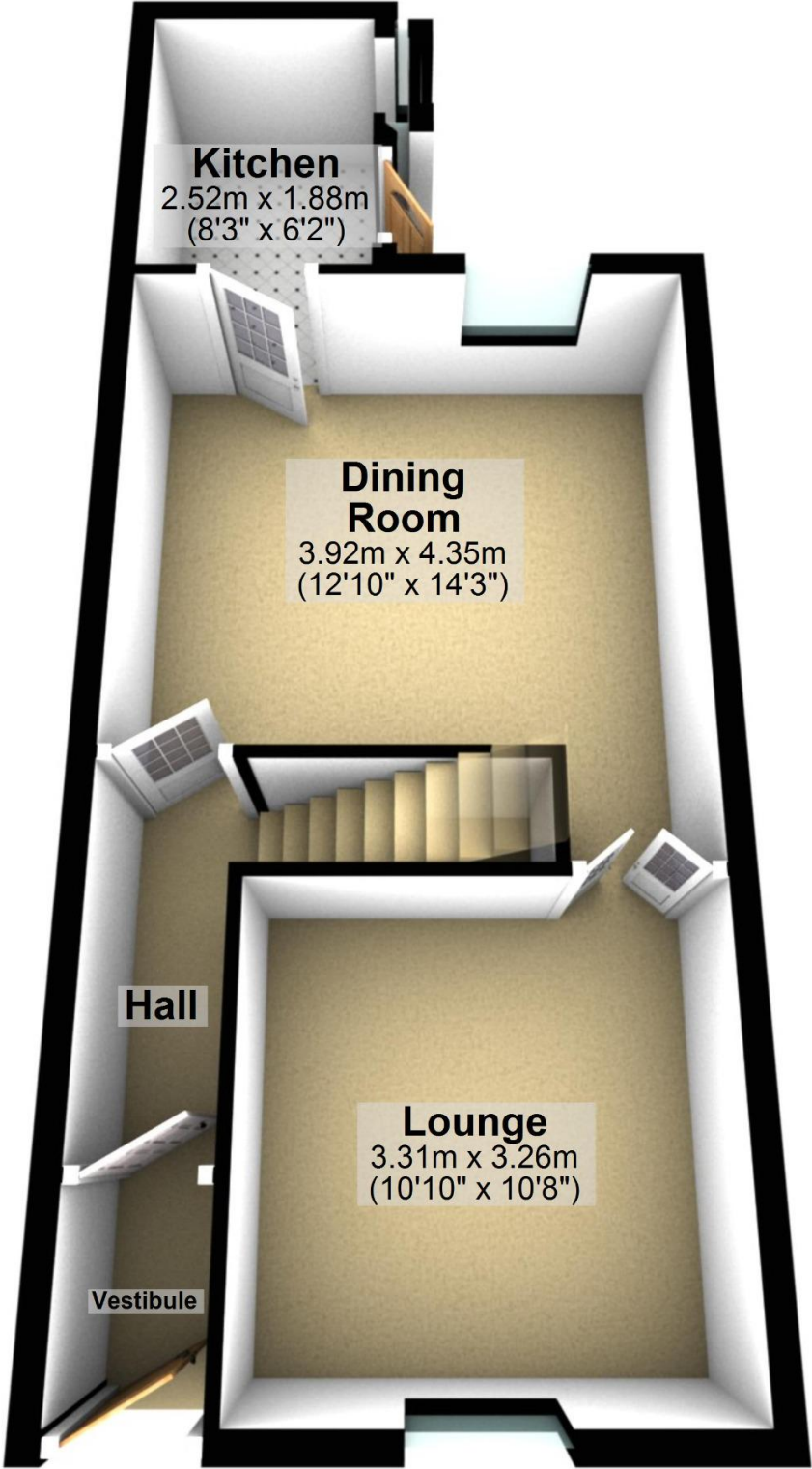


# Property Floor Plans

11 Coal Clough Lane, Burnley, Lancashire, BB11 4PG

## Ground Floor

Approx. 40.1 sq. metres (431.6 sq. feet)



Total area: approx. 75.3 sq. metres (810.6 sq. feet)

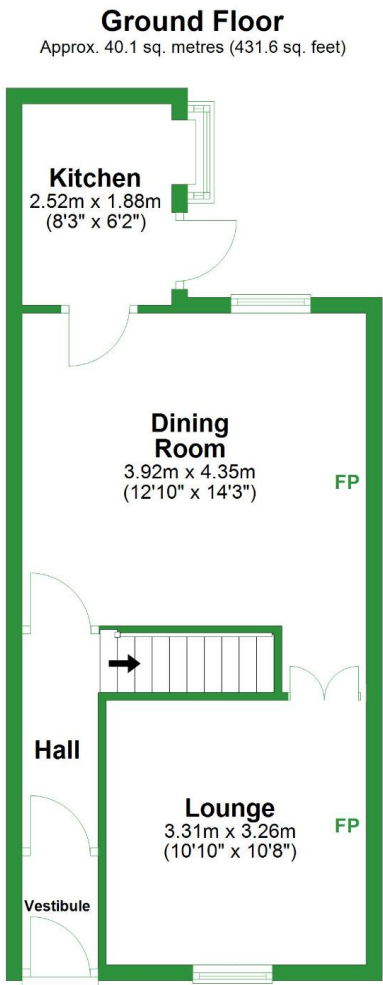
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# Property Floor Plans

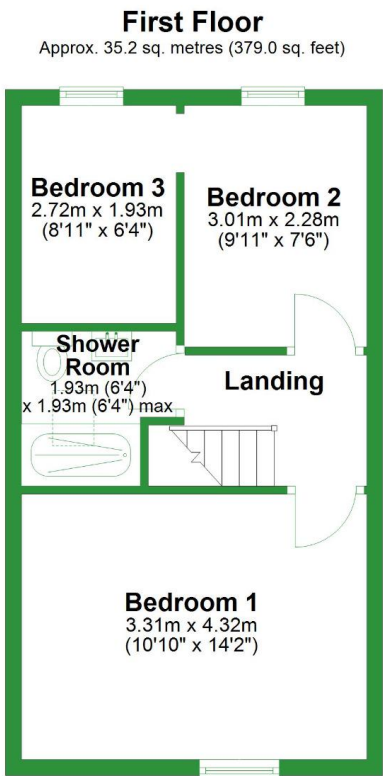
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# Property Floor Plans

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# Property Info

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Property Type
House
Property Style
Terraced
Bedrooms
2
Bathroom
1
Receptions
2
Tenure Type
Leasehold
Floor Area
810.6
Agency Type
Sole
Parking
Street Parking
Type
Sales
Electricity
Mains Supply



# Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
-
Condition
Some work needed
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

# Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
2893-01-01
Price Qualifier
OIRO
Price
£85,000
Land Size
-
Age of Property
-
Year Built
-
New Home
No

# Property Features

11 Coal Clough Lane, Burnley, Lancashire, BB11 4PG

## Feature 1

Chain Free Mid Terraced Property

## Feature 2

Two Reception Rooms

## Feature 3

Two Bedrooms

## Feature 4

Rear Yard

## Feature 5

Close To M65 And Burnley Manchester Road Train Station

## Feature 6

Shops And Amenities Within Walking Distance

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# Property Description

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## Chain-Free Two Bedroom Mid Terrace in a Convenient Burnley Location

### Key Features

- Two-bedroom mid terraced property set on a well-connected road
- Lounge to the front with a separate dining room, offering good living space
- Kitchen located to the rear with access out to the yard
- Main bedroom plus a second bedroom currently split into two, ideal for flexible use
- Enclosed rear yard and a forecourt garden to the front
- Offered with no onward chain, making the buying process simpler
- Suitable for first-time buyers or investors
- Close to shops, gym and everyday amenities within walking distance
- Good access to the M65, train station and Burnley town centre

Located on Coal Clough Lane, Burnley, this two bedroom mid terraced property offers a great opportunity for buyers looking to put their own stamp on a home. On the ground floor, the layout includes a lounge to the front, a separate dining room, and a kitchen positioned at the rear. Upstairs, there are two bedrooms, with the second bedroom currently split into two smaller rooms, offering flexible use. There is also a shower room on the first floor. Externally, the property benefits from a rear yard and a forecourt garden to the front. Offered with no onward chain, the property has clear potential for updating, making it well suited to first time buyers or investors. The location is ideal, with shops, a gym and other amenities within walking distance. Transport links are excellent, with the M65 just a few minutes away, Burnley Manchester Road train station close by, and easy access into Burnley town centre.

### From the Agent's Perspective:

This is a practical and well-located home that ticks a lot of boxes for buyers wanting value and potential. The layout is straightforward, the chain-free status makes moving easier, and the location is always popular with tenants and homeowners alike. It's a solid option for anyone looking to update and add value over time.

### Additional Information

Tenure- Leasehold, 867 years remaining.

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# Property Description

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Council tax band - A

Heating- Gas central heating

Electric- Mains

Drainage - Mains

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