



Burnley Sales  
& Lettings Ltd.

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Burnley, BB11 4NW



## Mellor Close , Burnley, BB11 4QX

**£795 Per month**



Situated on this quiet cul-de-sac in the ever-popular Parklands area of Burnley - yet close to all local amenities & major transport routes - this newly renovated two-bedroom semi-detached bungalow would be perfect for those looking to downsize.

Following the drive, you first enter into a hallway with access to all accommodation on offer,



## Floor Plans

with additional useful storage. Briefly comprising of spacious lounge, two sizeable bedrooms, fully-tiled three-piece bathroom suite with additional overbath shower, modern kitchen diner & utility extension to the rear.

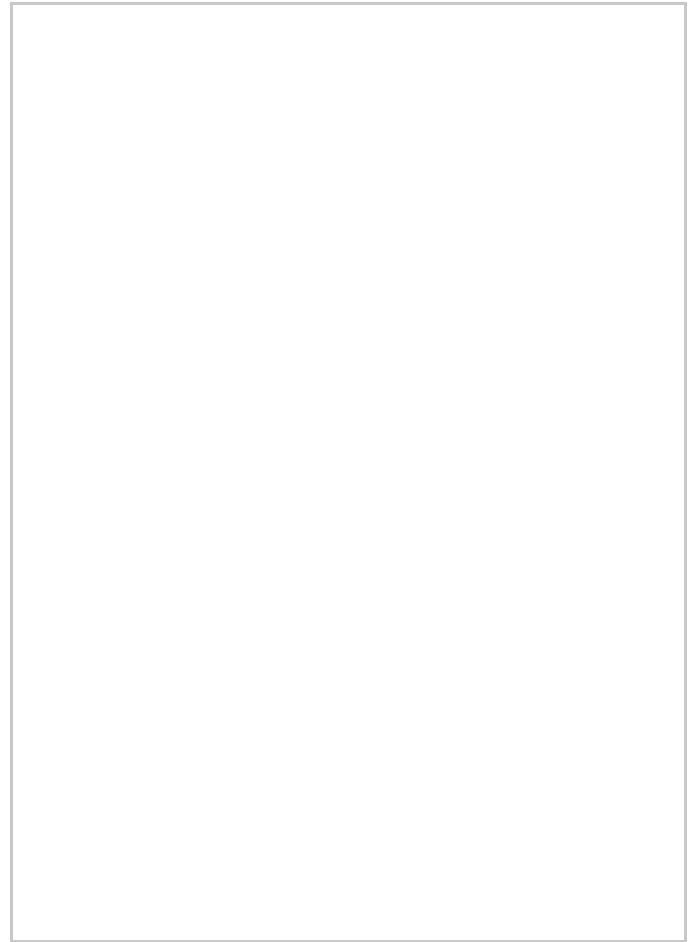
Externally, there is a private lawned garden to the rear & low-maintenance garden to the front.

Additional benefits include garage with power & two-car driveway, 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 today!

**FINANCIALS:-** Non-refundable holding fee equal to one weeks rent (£183.46) payable on application. If tenancy proceeds, this is refunded as part of first months rent. First months rent (£795.00) & £795.00 deposit paid on move-in.

Council Tax: Band C - Burnley Borough Council  
EPC: Current D 64, Potential B 85  
Tenancy Length: Long Term let with initial 6 Month Assured Shorthold Tenancy



## Area Map



### Accommodation Details

Reception Room One 12'44 x 12'95 (3.66m x 3.66m )

Bedroom One 12'93 x 9'91 (3.66m x 2.74m)

Bedroom Two 10'18 x 8'96 (3.05m x 2.44m)

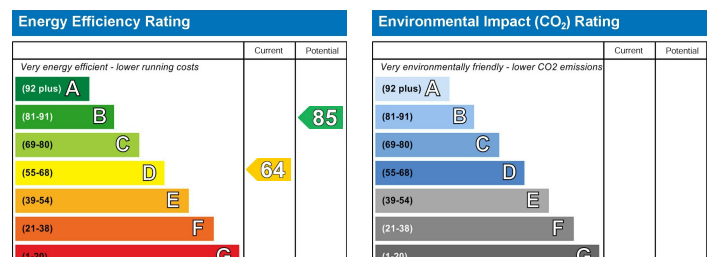
Bathroom 7'55 x 5'48 (2.13m x 1.52m)

Kitchen 12'72 x 8'16 (3.66m x 2.44m)

Utility Room 10'49 x 5'84 (3.05m x 1.52m)

garage 7'04 x 15'10 (2.24m x 4.83m)

## 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.