BSL Burnley Sales & Lettings Ltd.

01282 476 732

sales@burnleysl.co.uk

78 Coal Clough Lane,
Burnley, BB11 4NW




# Cog Lane

, Burnley, BB11 5JT

**£750 Per month**

3 1 2 D

Three-Bedroom End-Terrace Property – Cog Lane, Burnley – £750 PCM

This spacious three-bedroom end-terrace property is ideally situated on the popular Cog Lane, offering generous living accommodation and convenient access to local amenities, schools and transport links.

The ground floor comprises an entrance hallway, two well-proportioned reception rooms, a fitted kitchen







with access to the rear yard, and a family bathroom featuring a three-piece suite with an overhead electric shower. Both reception rooms benefit from a recent damp proof course.

To the first floor are three bedrooms, including a spacious double bedroom, a smaller double bedroom and a single bedroom. A useful additional box room provides ideal storage space or potential for a small home office.

The property further benefits from uPVC double glazing, gas central heating and a low-maintenance rear yard.

Reception Room One - 3.18m x 3.35m (10'05 x 11'00)
Reception Room Two - 4.32m x 4.42m (14'02 x 14'06)
Kitchen - 4.52m x 2.29m (14'10 x 7'06)
Bathroom - 2.74m x 2.31m (9'00 x 7'07)
Bedroom One - 4.42m x 3.15m (14'06 x 10'04)
Bedroom Two - 3.51m x 2.16m (11'06 x 7'01)
Bedroom Three - 3.48m x 2.16m (11'05 x 7'01)
Box Room - 1.65m x 1.37m (5'05 x 4'06

Rental Details:
Rent: £750 per calendar month
Deposit: £750
Council Tax: Band A (Burnley Council)
EPC Rating: D

An excellent opportunity to rent a spacious home with versatile accommodation, ideally suited to families or professional tenants.

## Accommodation Details

Reception Room One 10'05 x 11'00 (3.18m x 3.35m)

Reception Room Two 14'02 x 14'06 (4.32m x 4.42m)

Kitchen 14'10 x 7'06 (4.52m x 2.29m)

Bathroom 9'00 x 7'07 (2.74m x 2.31m)

Bedroom One 14'06 x 10'04 (4.42m x 3.15m)

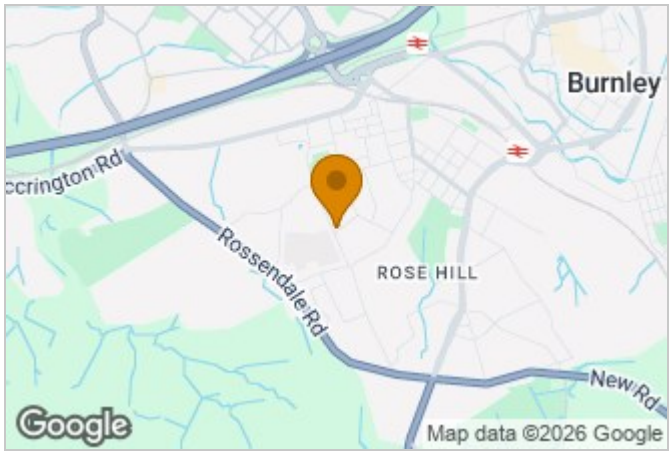
Bedroom Two 11'06 x 7'01 (3.51m x 2.16m)

Bedroom Three 11'05 x 7'01 (3.48m x 2.16m)

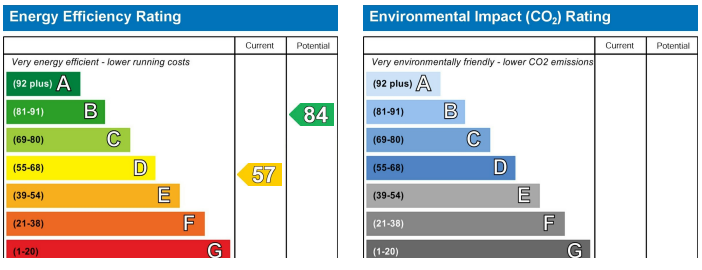
Box Room 5'05 x 4'06 (1.65m x 1.37m)

## Floor Plans

## Area Map




## 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.

78 Coal Clough Lane, Burnley, Lancashire, BB11 4NW
Tel: 01282 476732 Email: sales@burnleysl.co.uk