

Property Details

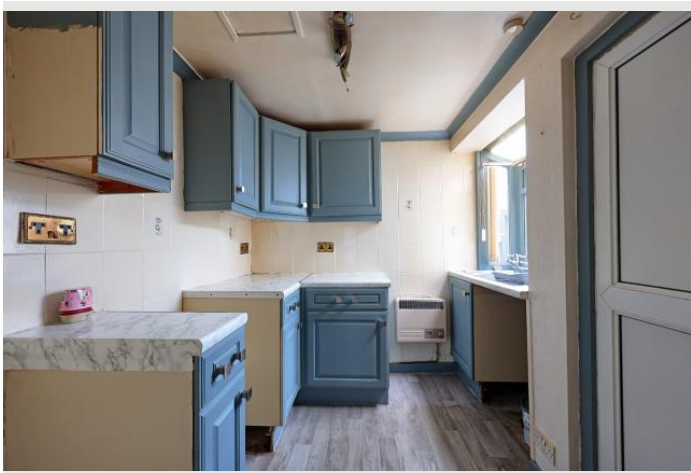
11 Coal Clough Lane, Burnley,
Lancashire, BB11 4PG

OIRO £79,950



Property Photos

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



Creation Date
17/04/2026

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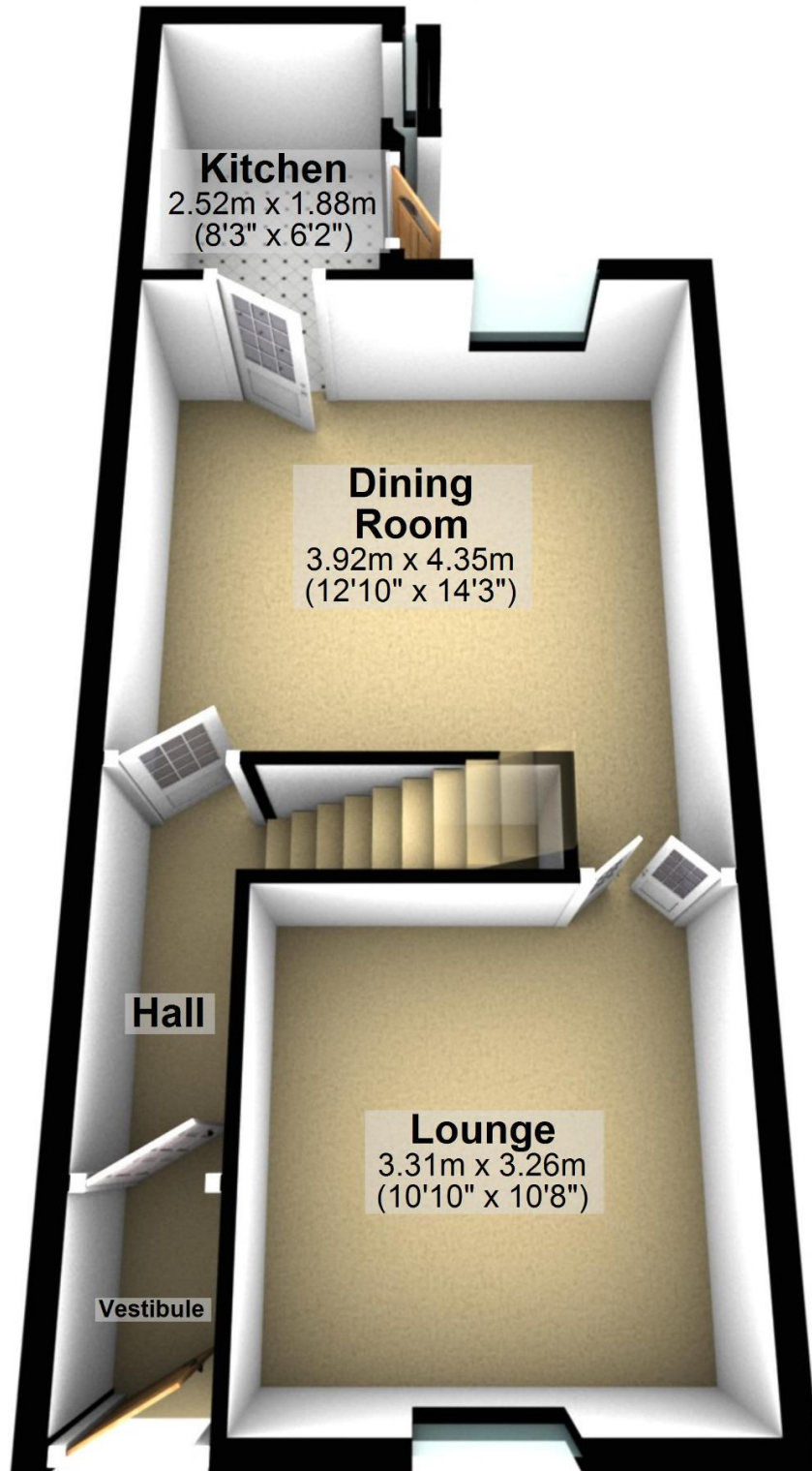
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Property Floor Plans

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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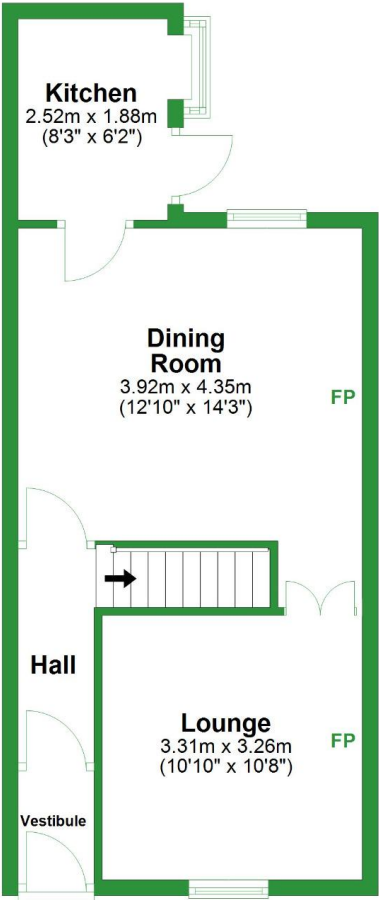
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Property Floor Plans

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)

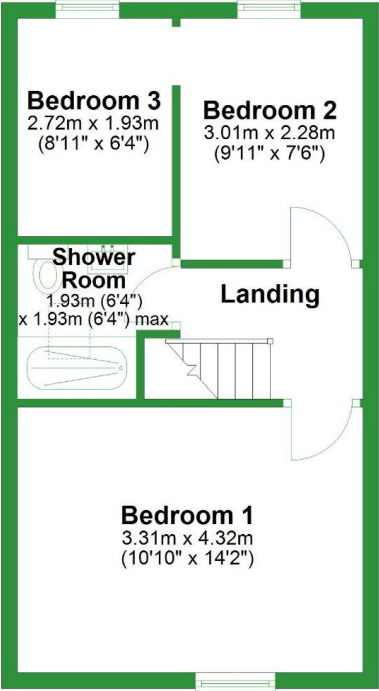
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Property Floor Plans

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

First Floor

Approx. 35.2 sq. metres (379.0 sq. feet)



Property Info

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

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

Creation Date

17/04/2026

Property Info

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

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)

-

Creation Date

17/04/2026

Property Info

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

Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

2893-01-01

Price Qualifier

OIRO

Price

£79,950

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Creation Date

17/04/2026

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

Creation Date

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Property Description

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

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.

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Additional Information

Tenure- Leasehold, 867 years remaining, peppercorn rent.

Council tax band - A

Heating- Gas central heating

Electric- Mains

Drainage - Mains

Anti-Money Laundering (AML) Compliance

Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

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