



Burnley Sales
& Lettings Ltd.

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78 Coal Clough Lane,
Burnley, BB11 4NW



Coultate Street , Burnley, BB12 6RD

£600 Per month



Situated on this quiet residential street in the popular Gannow Ward area of Burnley, 2-bedroom property with ideal access to Burnley Centre, the M65 network and all local amenities. this property is now ready to become a family home.

Briefly comprising of spacious Reception Room (12'02 x 12'07), kitchen/dining room (9'07 x



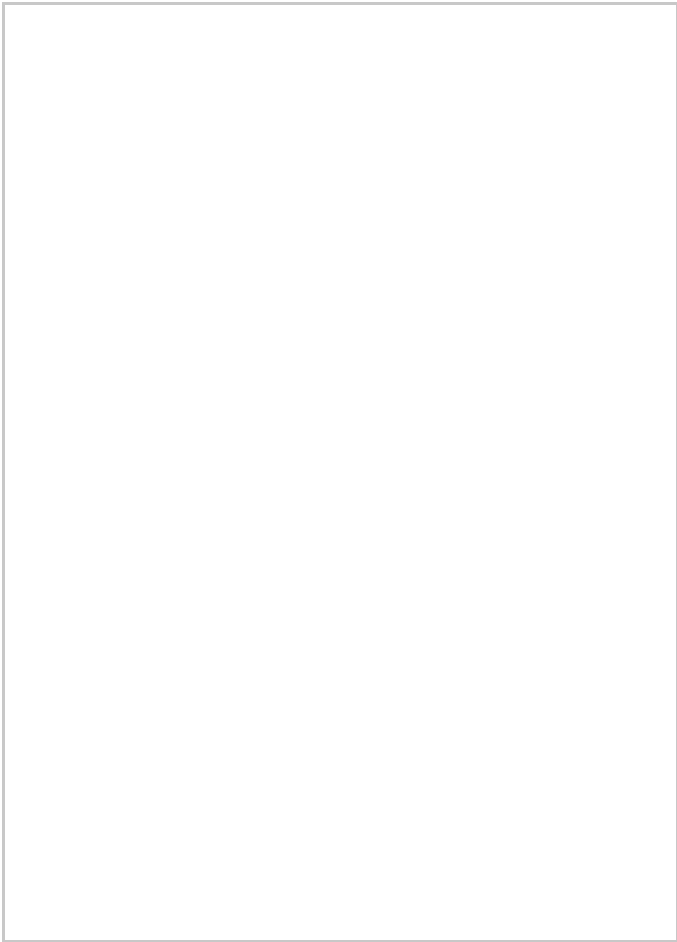
Floor Plans

11'02), Large Bedroom One (12'03 x 9'09) and Bright bedroom two (9'05 x 8'00) and a three-piece family bathroom (8'10 x 5'03).

Call us now on 01282 476732 or email lettings@burnleysl.co.uk to arrange a viewing today!

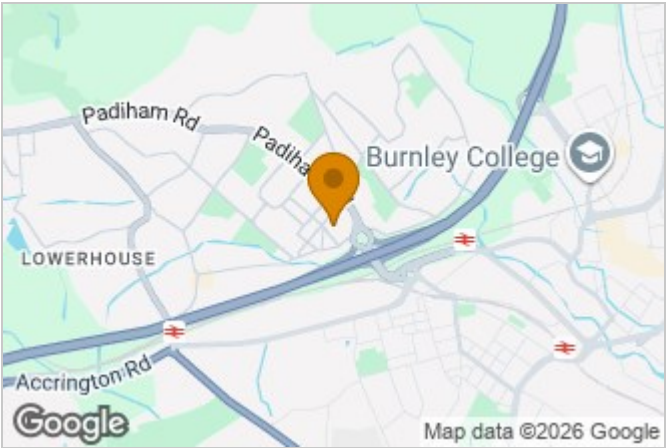
FINANCIALS:- Non-refundable holding fee equal to one weeks rent (£138.46) payable on application. If tenancy proceeds, this is refunded as part of first month's rent. First month's rent (£600.00) & £600.00 deposit payable on move-in.

Council Tax: Band A - Burnley Council
EPC: On order.
Tenancy Length: All new tenancies will be "Assured Periodic Tenancy"
NB: All measurements above are "max" sizes and should be used as a guide only

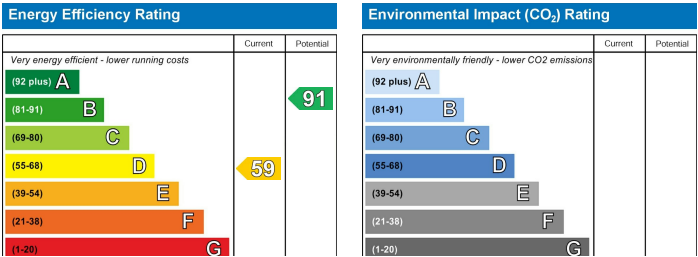


Area Map

Accommodation Details



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.