Burnley Sales & Lettings Ltd.

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78 Coal Clough Lane,
Burnley, BB11 4NW



Reservoir Street
, Burnley, BB11 2LW

£850 Per month

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This deceptively spacious property is ideally located within walking distance of Burnley Town Centre and Manchester Road Train Station, offering convenient transport links to Manchester and beyond. Perfect for families and professionals alike, this property offers generous living space in a convenient location.

Upon entering, you are welcomed by a practical entrance hallway leading to two spacious reception rooms. The front reception room benefits from a downstairs WC, while the rear reception room provides access to a sleek, modern kitchen extension, complete with stylish chrome-integrated appliances.







Moving upstairs, the first floor offers two bright double bedrooms. The rear bedroom also benefits from an additional versatile room, ideal for use as a home office, study or dressing room.

Completing the accommodation is a fully tiled, three-piece family bathroom featuring a whirlpool bath and an additional mixer shower.

Further benefits include gas-fired central heating and uPVC double glazing throughout.

Room Measurements:
Reception 1 - 9’10 x 14’03
Downstairs Toilet- 2’03 x 6’02
Reception 2- 12’00 x 14’03
Kitchen- 7’03 x 14’04
Garden- 4’09 x 15’07
Bedroom 1- 14’02 x 9’11
Bedroom 2- 8’03x 14’03
Spare room/Walk in Cupboard- 7’02x 5’09
Bathroom- 7’09 x 7’05

Contact us today on 01282 476732 or email lettings@burnleysl.co.uk to arrange your viewing!

FINANCIALS:

Monthly Rent: £850.00

Holding Fee: A non-refundable holding fee equivalent to one week's rent (£196.15) is payable upon application. If the tenancy proceeds, this amount will be deducted from the first month's rent.

First Month's Rent: £850.00, less the holding fee already paid.

Deposit: £850.00, payable before moving in.

Council Tax: Band A – Burnley Borough Council

EPC: Current rating E (52) / Potential rating B (81)

Tenancy: Periodic tenancy.

Accommodation Details

Reception Room One 14'3 x 9'10 (4.34m x 3.00m)

Reception Room Two 14'3 x 12'00 (4.34m x 3.66m)

Kitchen 14'4 x 7'6 (4.37m x 2.29m)

Bedroom One 14'1 x 9'10 (4.29m x 3.00m)

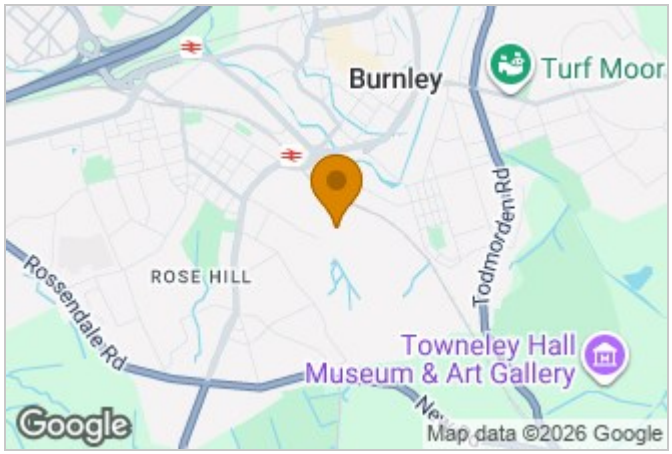
Bedroom Two 14'3 x 8'5 (4.34m x 2.57m)

Dressing Room / Study 7'2 x 5'9 (2.18m x 1.75m)

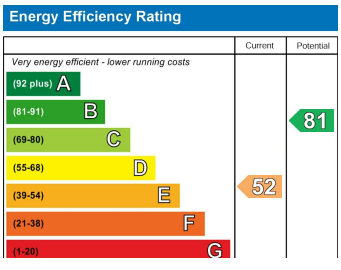
Bathroom

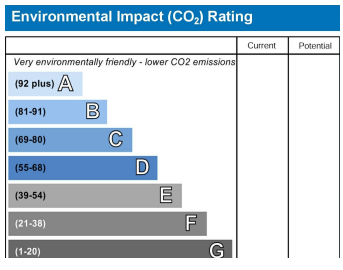
Floor Plans

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.

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