Burnley Sales & Lettings Ltd.

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78 Coal Clough Lane,
Burnley, BB11 4NW



Morley Street
, Burnley, BB12 8BH

£625 Per month

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Situated on a quiet residential street in the heart of Padiham - close to public transport routes as well as the M65 network & good schools - this two-bedroom property is now ready to become the ideal family home.

Briefly comprising of a spacious front lounge (14'07 x 13'04), modern kitchen diner (13'02 x







11'07) and convenient utility room to the rear (11'07 x 4'2). Following the stairs to the first floor, you find two bright bedrooms (13'00 x 9'06 & 10'05 x 7'08) and the three-piece family bathroom - with additional shower over the bath.

Additional benefits include uPVC Double Glazing & Gas Fired Central Heating throughout, a small enclosed yard to the rear & full internal wall insulation recently installed.

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 (£144.23) payable on application. If tenancy proceeds, this is refunded as part of first months rent. First months rent (£625.00) & £625.00 deposit paid on move-in.

Council Tax: Band A - Burnley Borough Council
EPC: C
Tenancy Length: Periodic

Floor Plans

Accommodation Details

Reception Room One 14'07 x 13'04 (4.45m x 4.06m)

Kitchen Diner 13'02 x 11'07 (4.01m x 3.53m)

Utility Room 11'07 x 4'2 (3.53m x 1.27m)

Bedroom One 13'00 x 9'06 (3.96m x 2.90m)

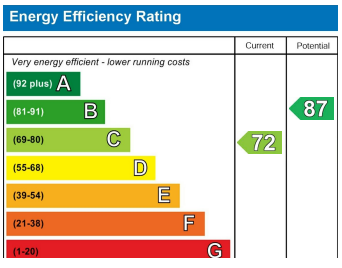
Bathroom

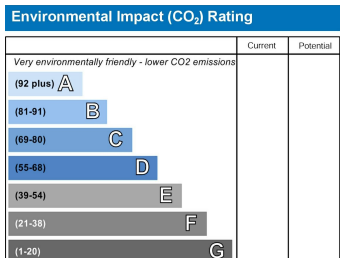
Bedroom Two 10'05 x 7'08 (3.18m x 2.34m)

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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