

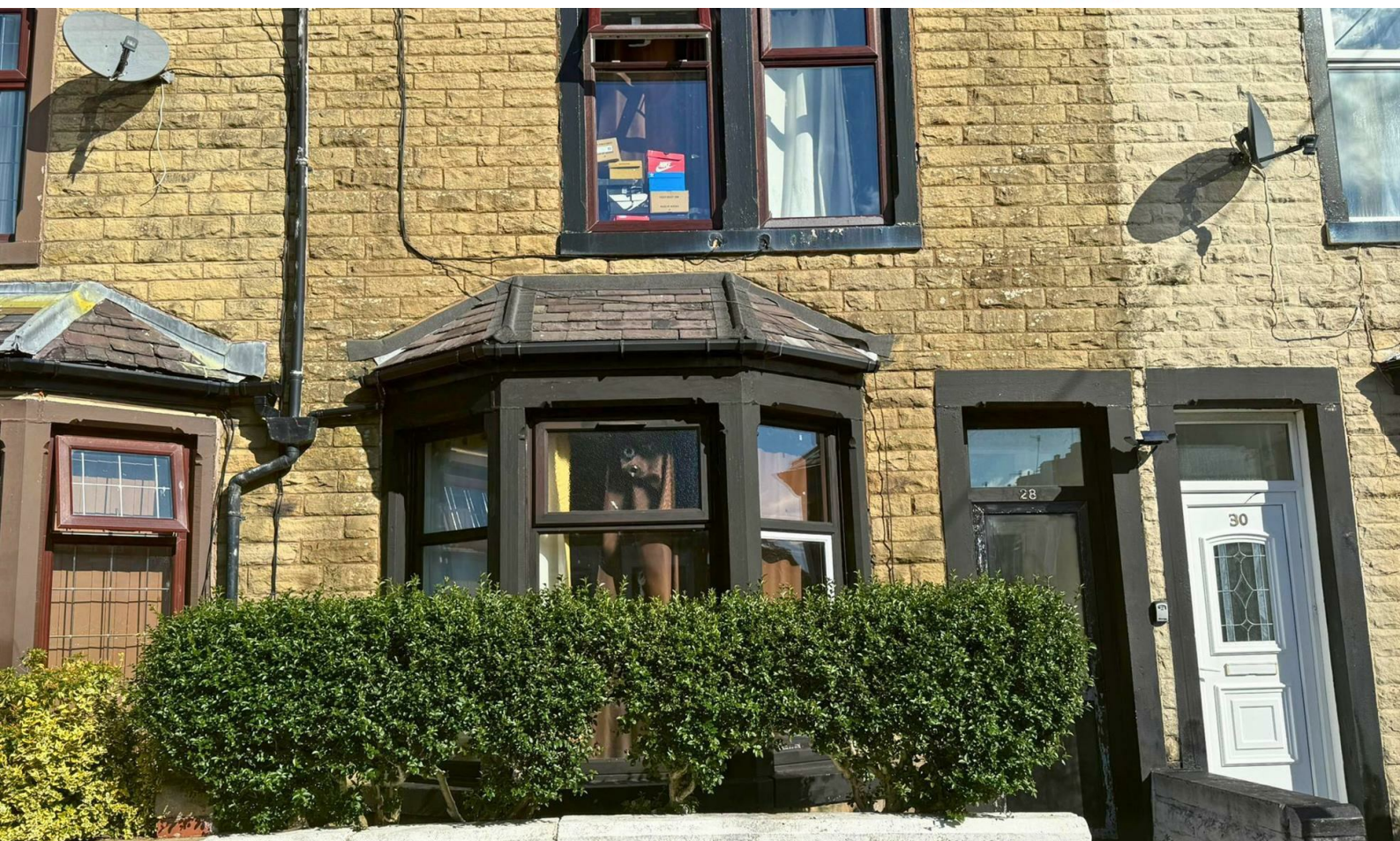


Burnley Sales
& Lettings Ltd.

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78 Coal Clough Lane,
Burnley, BB11 4NW



Thurston Street , Burnley, BB11 3DJ

£800 Per month



This spacious three-bedroom, two-reception-room property is now available to rent at £800 per calendar month.

Situated in a convenient area of Burnley, the property is within easy walking distance of local shops, Burnley town centre and the bus station, while also benefiting from excellent transport links to Bury, Manchester and surrounding areas.



Floor Plans

The accommodation is arranged over two floors and briefly comprises an entrance vestibule leading into a central hallway, two reception rooms, a well-equipped kitchen and a shared utility/WC on the ground floor.

To the first floor are three bedrooms and a shared family bathroom, providing spacious accommodation suitable for a family.

Reception Room One - 11'03" x 12'07"

Reception Room Two - 9'05" x 16'00"

Kitchen - 5'11" x 12'00"

Bedroom 1 - 10'04" x 13'07"

Bedroom 2 - 8'01" x 13'00"

Bedroom 3 - 7'022 x 9'11"

Bathroom - 7'03" x 4'10"

The property offers well-proportioned living accommodation in a convenient location, making it an ideal single-let family home.

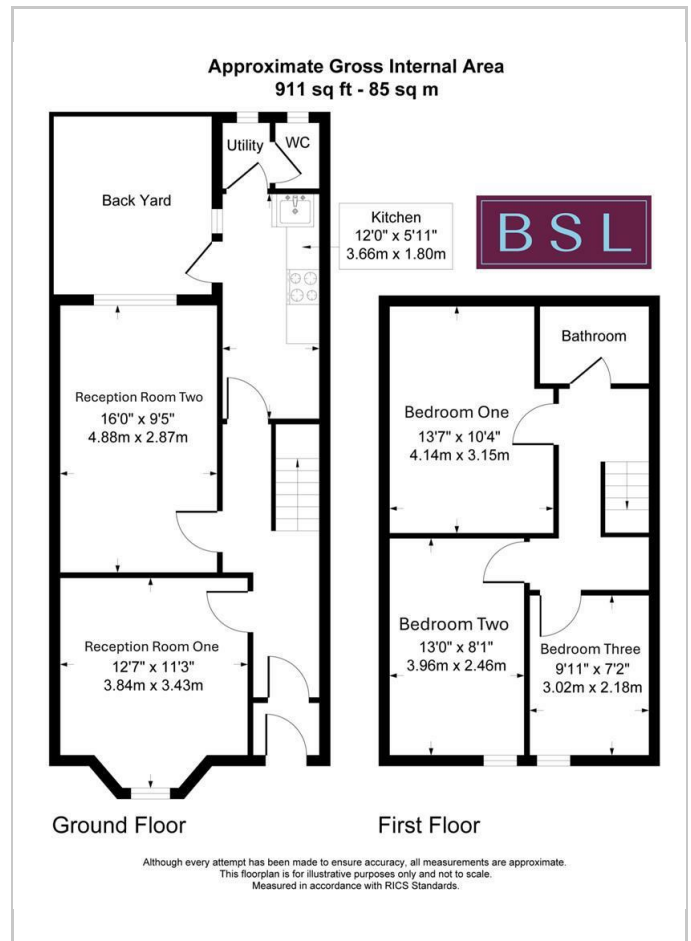
all us now on 01282 476732 or email lettings@burnleysl.co.uk to arrange a viewing today!

FINANCIALS:- Non-refundable holding fee equal to one weeks rent (£184.61) payable on application. If tenancy proceeds, this is refunded as part of first months rent. First months rent (£800.00) & £800.00 deposit paid on move-in.

Council Tax: Band A - Burnley Borough Council

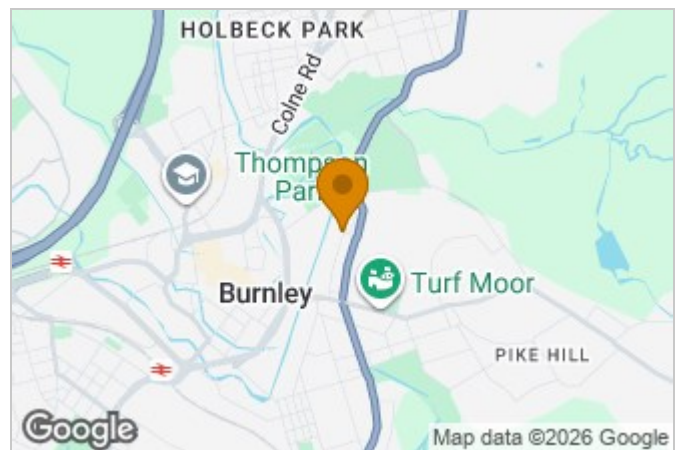
EPC: This property's energy rating is D. It has the potential to be C.

Tenancy Length: All new tenancies will be "Assured Periodic Tenancy"

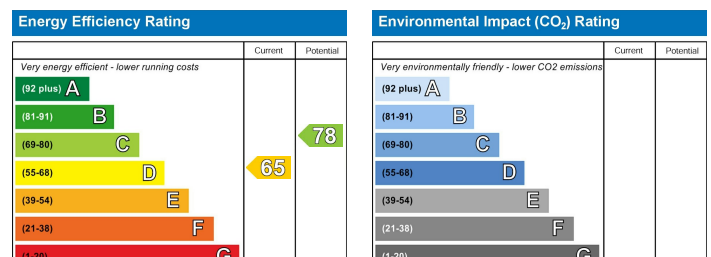


Area Map

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.