



Burnley Sales
& Lettings Ltd.

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78 Coal Clough Lane,
Burnley, BB11 4NW



North Street Briercliffe, Burnley, BB10 2JL

£725 Per month



Charming Updated Stone Terrace – Ready to Move In!

Full of character, beautifully maintained and benefiting from a fantastic range of recent upgrades, this charming stone-built mid-terrace is ready for its next occupier!

Ground Floor:

The first reception room features exposed beams, a stone fireplace and soft grey carpet, while the second offers a further fireplace, original staircase and French doors leading onto the private rear yard with attractive dry-stone wall effect.

Reception Room One – 3.02m x 3.93m (9'11" x 12'11")



Floor Plans

Reception Room Two – 5.00m x 3.9m (16'5" x 12'11")

The long galley-style kitchen provides ample storage, wood-effect units, dark worktops and brand-new flooring fitted September 2026.

Kitchen – 5.03m x 1.75m (16'6" x 5'9")

First Floor:

Two good-sized bright bedrooms with grey carpets, alongside a modern bathroom fully replaced in November 2025, comprising bath with shower, wash basin and WC.

Bedroom One – 3.03m x 3.93m (9'11" x 12'11")

Bedroom Two – 2.63m x 1.97m (8'8" x 6'5")

Bathroom – 2.66m x 1.86m (8'9" x 6'1")

Second Floor:

A versatile attic room with skylight, ideal for use as a home office, occasional single bedroom or useful storage space.

Attic Room – 4.92m x 3.45m (16'2" x 11'4")

- Recent Improvements:
- New boiler
 - Full flat roof & guttering replacement
 - New uPVC front door
 - New bathroom suite
 - Windows replaced, re-silicone & rear painted
 - Partial main roof works
 - New kitchen flooring

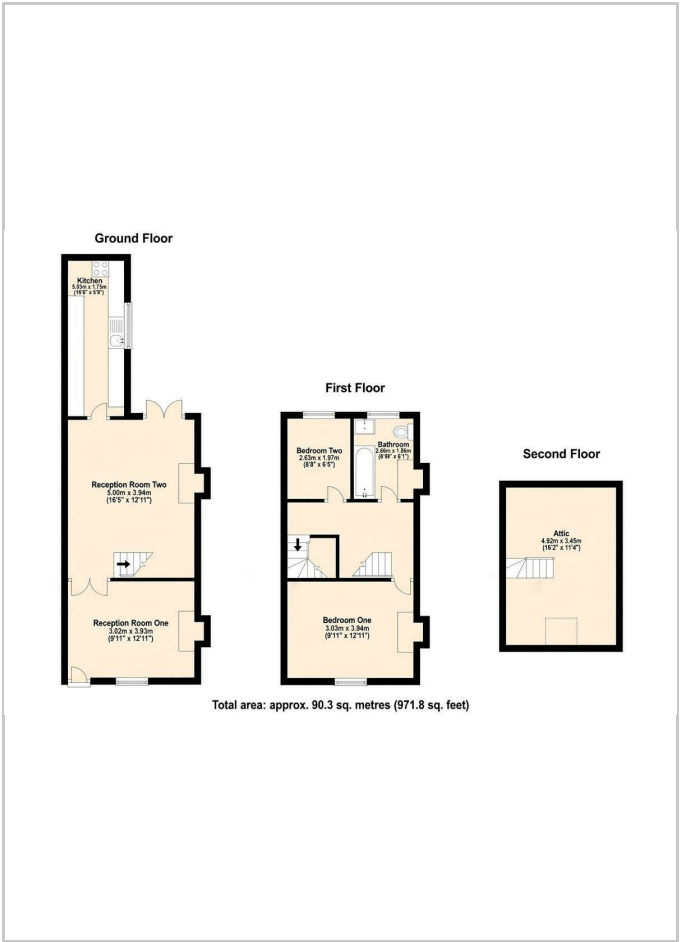
Call us now on 01282 476732 or email lettings@burnleysl.co.uk to arrange your viewing today!

FINANCIALS:- Non-refundable holding fee equal to one weeks rent (£167 Holding fee) payable on application. If tenancy proceeds, this is refunded as part of first months rent. First months rent (£725) & £725 deposit paid on move-in.

Council Tax: Band A

EPC: rating is D (57). potential C (80)

Tenancy Length: Long Term let with initial 6 Month Assured Shorthold Tenancy

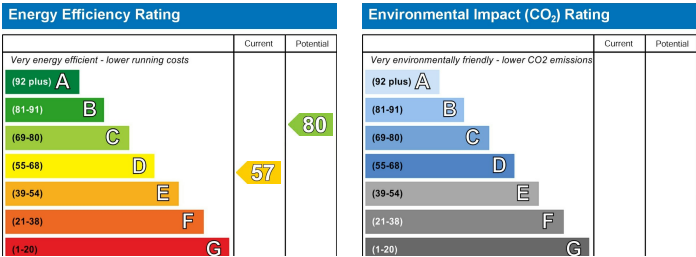


Area Map

Accommodation Details



Energy Efficiency Graph



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