



Burnley Sales
& Lettings Ltd.

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78 Coal Clough Lane,
Burnley, BB11 4NW



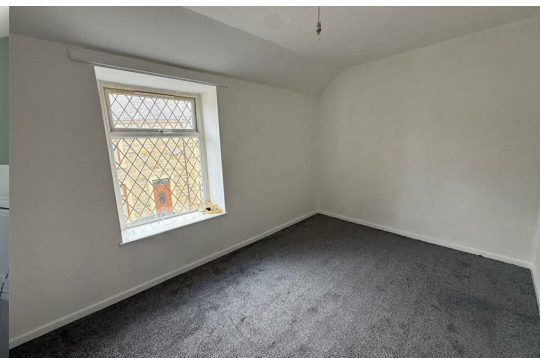
Cotton Street , Burnley, BB12 7AY

£650 Per month



Situated on this quiet residential street on the Padiham / Hapton border, this two-bedroom mid-terrace property - with easy access to Padiham Town Centre, all local amenities & major transport routes including the M65 network - would be ideal for professionals or young families.

You first enter into the spacious front lounge (14'3 x 13'7) before being led into the modern



Floor Plans

kitchen diner (14'3 x 8'6) - with an open staircase - and ample space for all modern appliances.

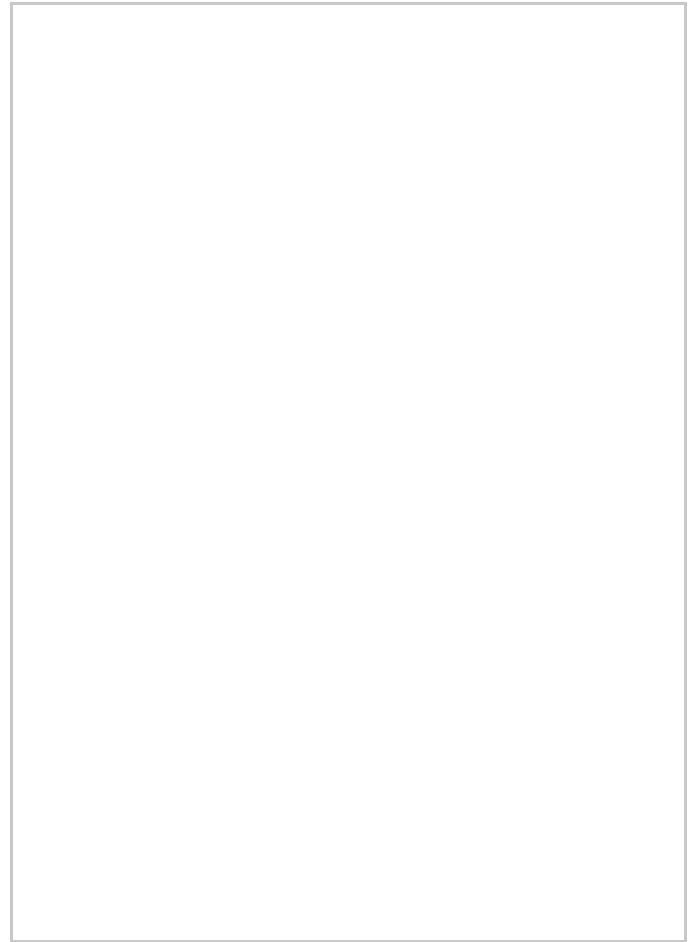
Following the stairs to the first floor, you find two good-sized bedrooms (14'3 x 9'2 & 8'1 x 7'11) and the three-piece family bathroom.

Additional benefits include Gas Fired Central Heating & uPVC Double Glazing throughout.

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 (£150.00) payable on application. If tenancy proceeds, this is refunded as part of first months rent. First months rent (£650.00) & £650.00 deposit paid on move-in.

Council Tax: Band A - Burnley Borough Council
 EPC: Current:- D, 66 / Potential B, 90
 Tenancy Length: Long Term let -Assured Periodic Tenancy

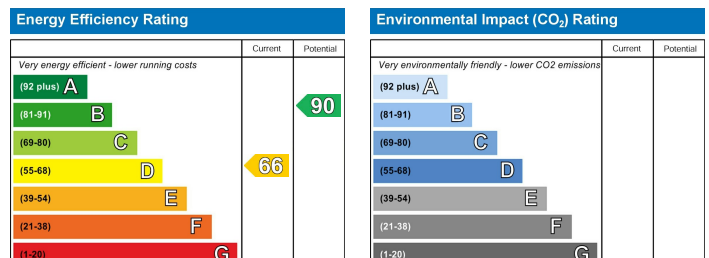


Area Map

Accommodation Details



Energy Efficiency Graph



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