BSL Burnley Sales & Lettings Ltd.

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78 Coal Clough Lane,
Burnley, BB11 4NW

Lionel Street

, Burnley, BB12 6RA

£750 Per month

3 1 2 C

Situated in the popular Gannow Ward area, this three-bedroom mid-terrace property offers excellent links to Burnley Town Centre, the M65 motorway network and a range of local amenities.

Neutrally decorated throughout, the property briefly comprises of a spacious lounge, separate dining room, fitted kitchen, three bedrooms, three-piece bathroom and an enclosed rear yard.

Floor Plans

The accommodation comprises:

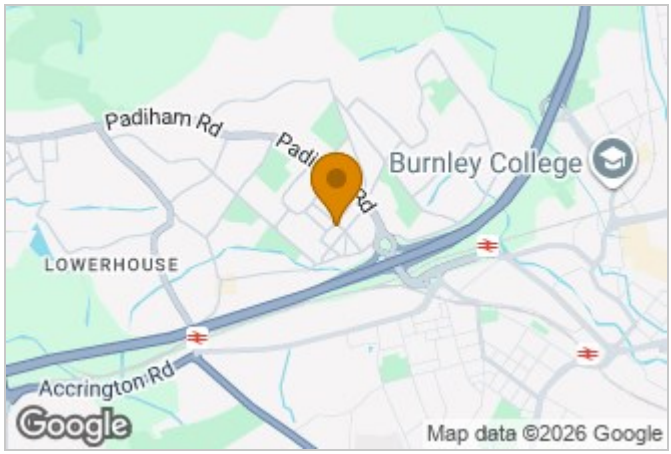
Lounge: 14'01" x 10'00"
Dining Room: 14'01" x 12'06"
Kitchen: 6'03" x 8'11"
Bedroom One: 14'02" x 10'02"
Bedroom Two: 6'11" x 9'00"
Bedroom Three: 6'09" x 9'02"
Bathroom: 5'06" x 8'09"
Rear Yard: 14'00" x 14'08"

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 week's rent (£173.08) payable on application. If the tenancy proceeds, this is refunded as part of the first month's rent. First month's rent (£750.00) and £750.00 deposit payable on move-in.

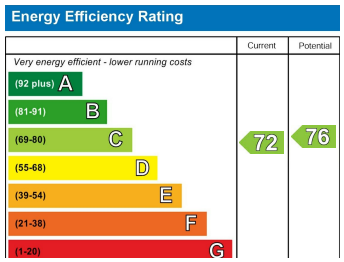
Council Tax: Band A – Burnley Borough Council
EPC: This property's energy rating is C (72)
Tenancy Length: All new tenancies will be an "Assured Periodic Tenancy"

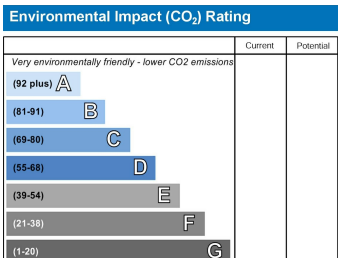
Area Map



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

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