Burnley Sales & Lettings Ltd.

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78 Coal Clough Lane,
Burnley, BB11 4NW



Coal Clough Lane

, Burnley, BB11 4NS

Offers in the region of £49,950

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This property is to be sold vacant. No onward Chain!

Situated on Coal Clough Lane, this one-bedroom mid-terrace property presents an excellent opportunity for first-time buyers, landlords or investors seeking an affordable property with strong rental potential.

The ground floor comprises a spacious reception room with feature fireplace, leading through to a fitted kitchen







Floor Plans

with wall and base units, work surfaces and rear access. The first floor provides a well-proportioned double bedroom together with bathroom facilities.

Externally, the property benefits from an enclosed rear yard, providing a private outdoor space with low-maintenance appeal.

The property has also benefited from works completed under the ECO4 Grant, adding further appeal for landlords and investors.

With an anticipated rental value of approximately £400 PCM, the property could generate an annual rental income of around £4,800, making this an attractive addition to a buy-to-let portfolio. The potential gross yield will depend on the final purchase price.

Located in the popular Coal Clough area of Burnley, the property is conveniently positioned for local amenities, schools, transport links and Burnley town centre.

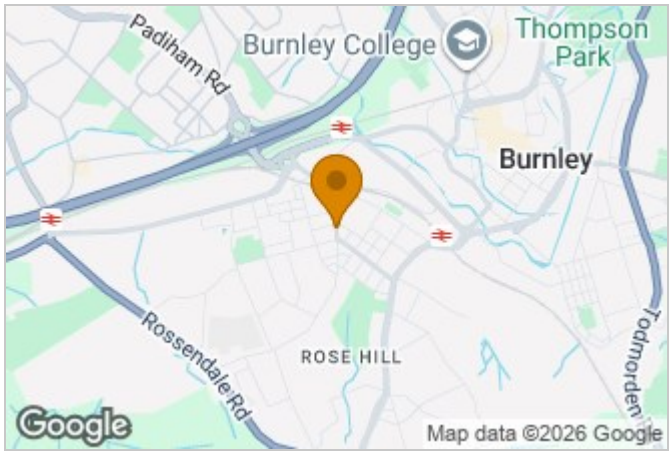
Offering an affordable entry point into the property market with rental potential, this property is well worth consideration for both investors and owner-occupiers.

Call us today on 01282 476732 or email sales@burnleysl.co.uk to arrange a viewing.

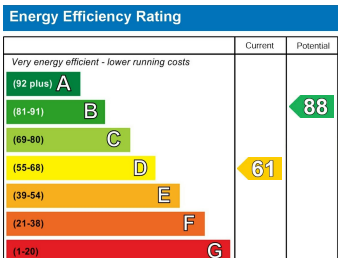
EPC: This property's current energy rating is D (61). It has the potential to be B (88)
Council Tax: Band A

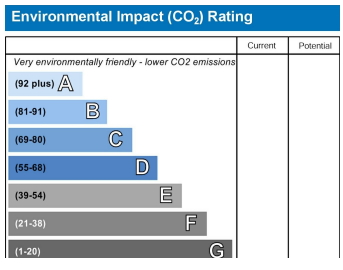
Accommodation Details

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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