



Burnley Sales
& Lettings Ltd.

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Burnley, BB11 4NW



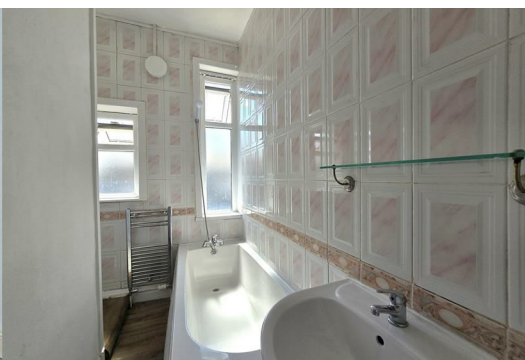
Cleveland Street , Colne, BB8 0BD

£600 Per month



This modern two-bedroom property – with ideal links to Colne Town Centre, local schools & the M65 Network – is now ready to become the ideal family home.

Briefly comprising of spacious lounge (13'10 x 13'01), modern kitchen diner (13'01 x 9'02), two bright bedrooms (12'11 x 11'05 & 11'03 x 6'00) and a three-piece family bathroom.



Floor Plans

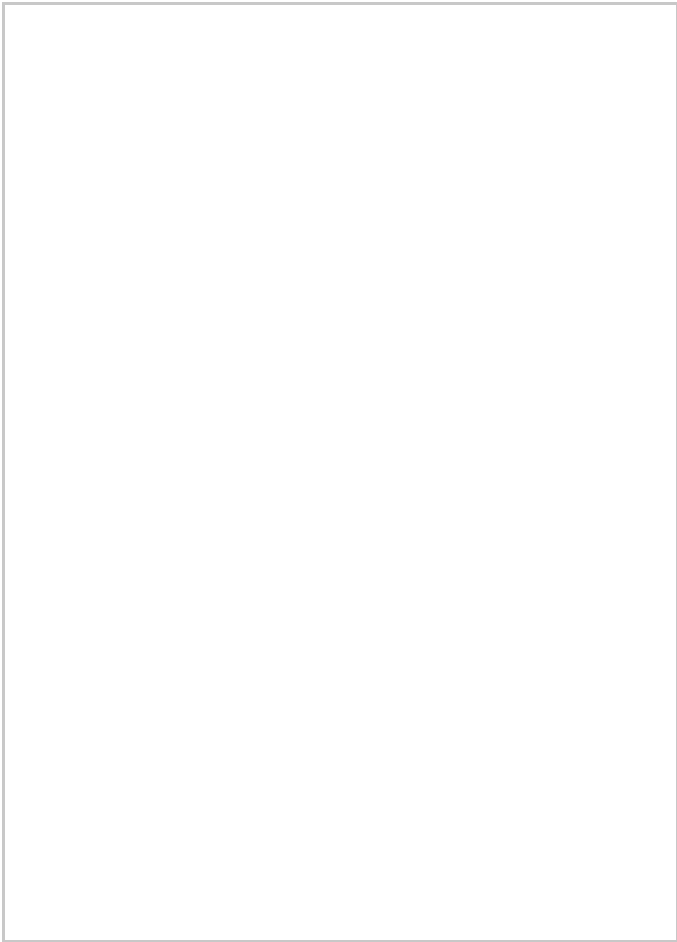
Externally, there is an extended rear yard / car port.

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

To register your interest, call us now on 01282 476732 or email lettings@burnleysl.co.uk.

FINANCIALS:- Non-refundable holding fee equal to one weeks rent (£138.46) payable on application. If tenancy proceeds, this is refunded as part of first month's rent. First month's rent (£600.00) & £600.00 deposit payable on move-in.

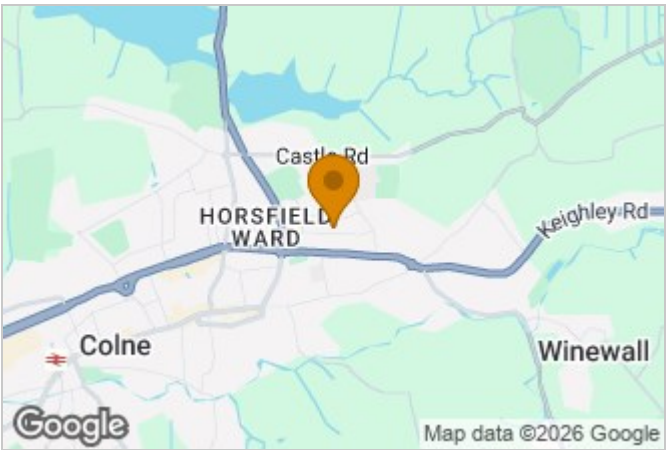
Council Tax: Band A – Pendle Borough Council
EPC: Current C 69, Potential B 87
Tenancy Length: All new tenancies will be "Assured Periodic Tenancy"
NB: All measurements above are "max" sizes and should be used as a guide only



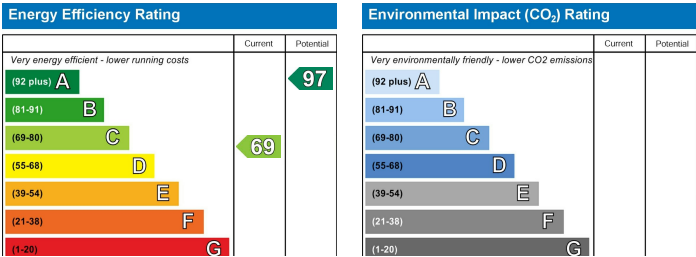
Area Map

Accommodation Details

- Lounge 13'10 x 13'01 (4.22m x 3.99m)
- Kitchen Diner 13'01 x 9'02 (3.99m x 2.79m)
- Bedroom One 12'11 x 11'05 (3.94m x 3.48m)
- Bedroom Two 11'03 x 6'00 (3.43m x 1.83m)
- Bathroom



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.