

**BSL**

**Burnley Sales  
& Lettings Ltd.**

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78 Coal Clough Lane,  
Burnley, BB11 4NW



**Cog Lane  
, Burnley, BB11 5BG**

**£600 Per month**



Newly renovated to a very high standard, this deceptively spacious two-bedroom property - with easy access to the M65 Network, good schools & major transport routes - is now ready to become the ideal family home.

You first enter into the spacious front lounge (13'11 x 12'08) before being led into modern



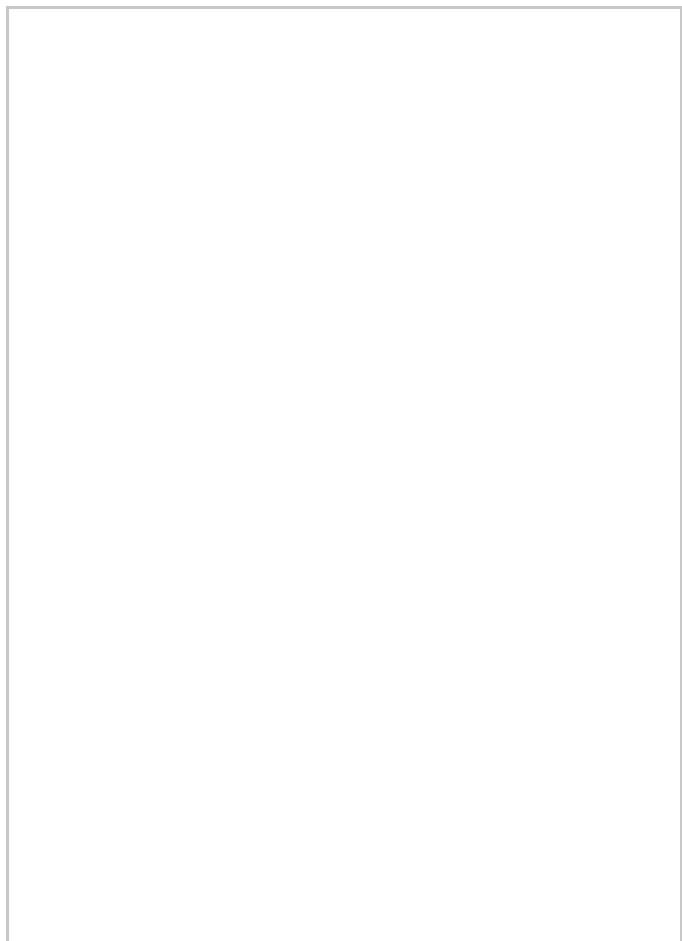
kitchen diner (12'06 x 8'01) - with grey gloss units & integrated appliances. Following the stairs to the first floor, you find two double bedrooms (12'09 x 9'04 & 12'07 x 8'04) and the fully-tiled three-piece bathroom suite, with additional direct feed shower.

Additional benefits include uPVC Double Glazing & Gas Fired Central Heating throughout, as well as an enclosed rear yard.

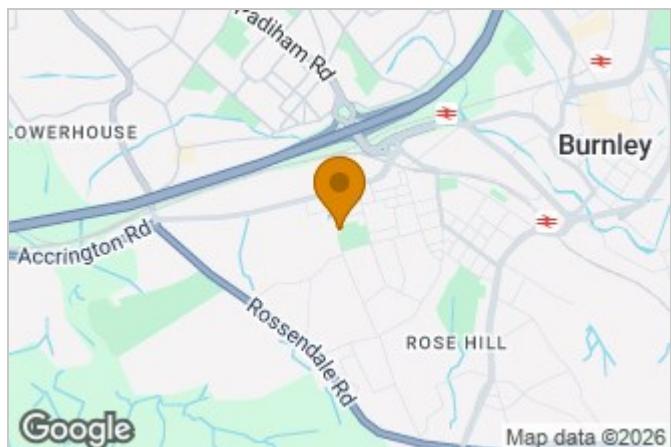
Call us now on 01282 476732 or email [lettings@burnleysl.co.uk](mailto:lettings@burnleysl.co.uk) to arrange a viewing today!

**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 months rent. First months rent (£600.00) & £600.00 deposit paid on move-in.

**Council Tax:** Band A - Burnley Borough Council  
**EPC:** Current D (67), Potential B (88)  
**Tenancy Length:** Long Term let with initial 6 Month Assured Shorthold Tenancy



### Area Map



### Accommodation Details

Lounge 13'11 x 12'08 (4.24m x 3.86m)

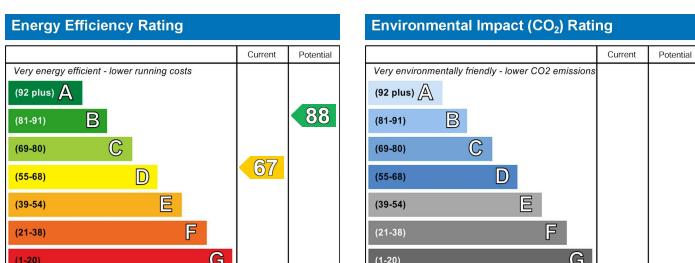
Kitchen 12'06 x 8'01 (3.81m x 2.46m)

Bedroom Two 12'07 x 8'04 (3.84m x 2.54m)

Bedroom One 12'09 x 9'04 (3.89m x 2.84m)

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.