



Burnley Sales
& Lettings Ltd.

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78 Coal Clough Lane,
Burnley, BB11 4NW



Reed Street
Burnley, BB11 3LP

£600 Per month



Recently refurbished to a good standard, this two bedroom mid-terrace property – with easy links to Burnley Town Centre, Towneley Park & good schools – is now ready to become the ideal family home.

Briefly comprising of a spacious lounge (12'06 x 12'05), modern kitchen diner with white gloss



Floor Plans

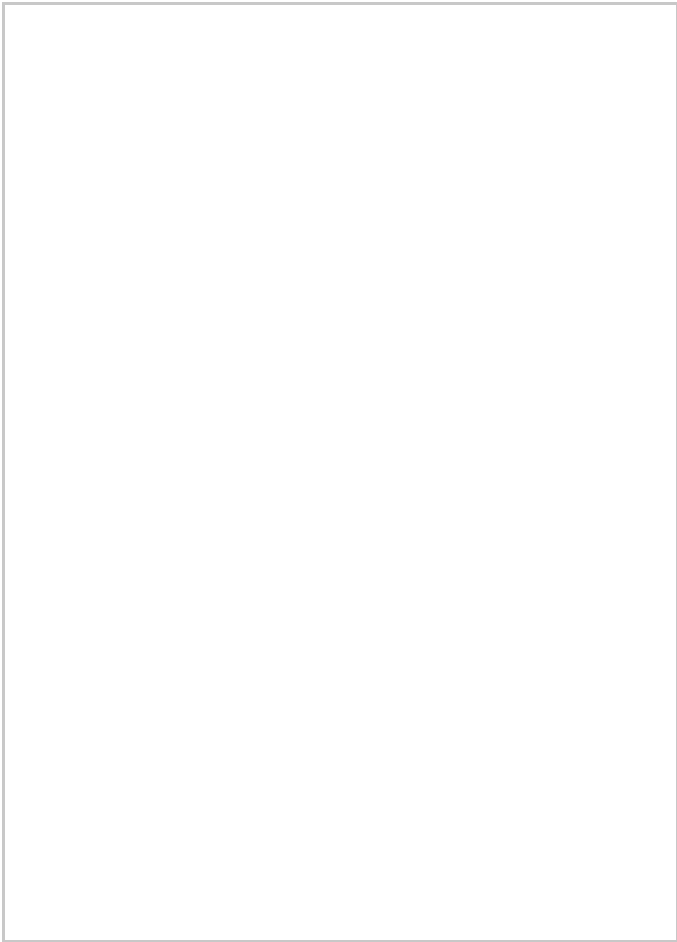
units & integrated oven (12'06 x 10'11), two bright bedrooms (12'07 x 12'07 & 10'05 x 6'09) and a three-piece family bathroom with additional over bath shower.

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

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 (£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.

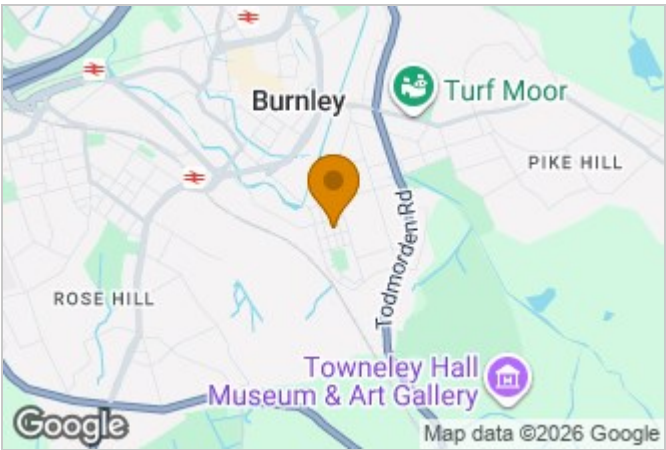
Council Tax: Band A - Burnley Council
EPC: Current D 68, Potential C 70
Tenancy Length: Long Term let with initial 6 Month Assured Shorthold Tenancy



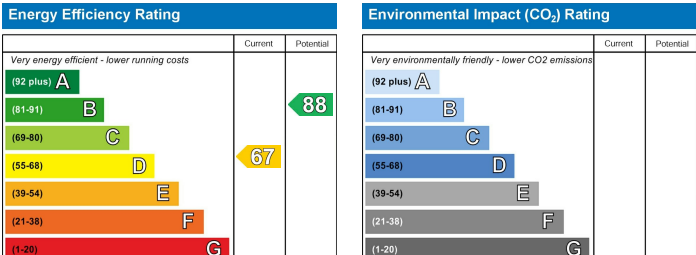
Area Map

Accommodation Details

- Lounge 12'06 x 12'05 (3.81m x 3.78m)
- Kitchen Diner 12'06 x 10'11 (3.81m x 3.33m)
- Bedroom One 12'07 x 12'07 (3.84m x 3.84m)
- Bedroom Two 10'05 x 6'09 (3.18m x 2.06m)
- 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.