Burnley Sales & Lettings Ltd.

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78 Coal Clough Lane,
Burnley, BB11 4NW



# Briercliffe Road

, Burnley, BB10 1TZ

**£650 Per month**

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Conveniently located close to local amenities, well-regarded schools and offering excellent access to Burnley centre, the property briefly comprises a bright and welcoming lounge, a spacious kitchen diner with ample room for modern appliances, separate utility, two well-proportioned bedrooms, and a shower room. Externally, the property benefits from a private rear yard.







Further benefits include full double glazing and gas central heating throughout.

To arrange a viewing and picture yourself living in this fantastic home, please call us today on 01282 476732 or email lettings@burnleysl.co.uk

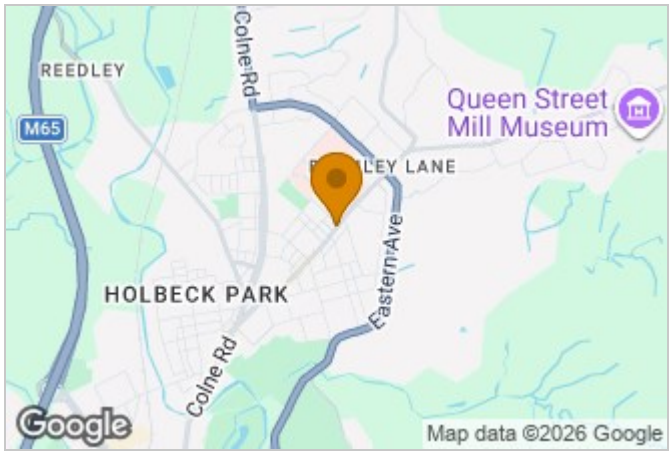
Reception 1 12.05 x 13.07
Kitchen/diner 12.04 x 9.06
Utility 4.07 x 7.09
Bedroom 1 1 12.07 x 13.08
Bedroom 2 6.09 x 9.06
Shower room 5.06 x 6.10

FINANCIALS: A non-refundable holding fee equal to one week's rent (£150.00) is payable upon application. If the tenancy proceeds, this will be deducted from the first month's rent. The first month's rent (£650.00) and a deposit of £650.00 are payable prior to move-in.

Council Tax: Band A – Burnley Borough Council
EPC: Current D 67, Potential B 89
Tenancy Length: Periodic

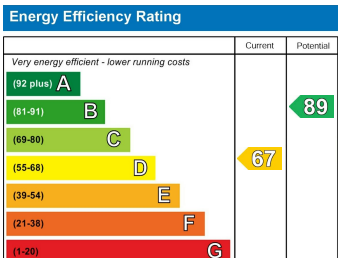
## Floor Plans

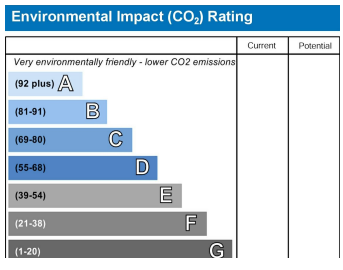
## Area Map




## 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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