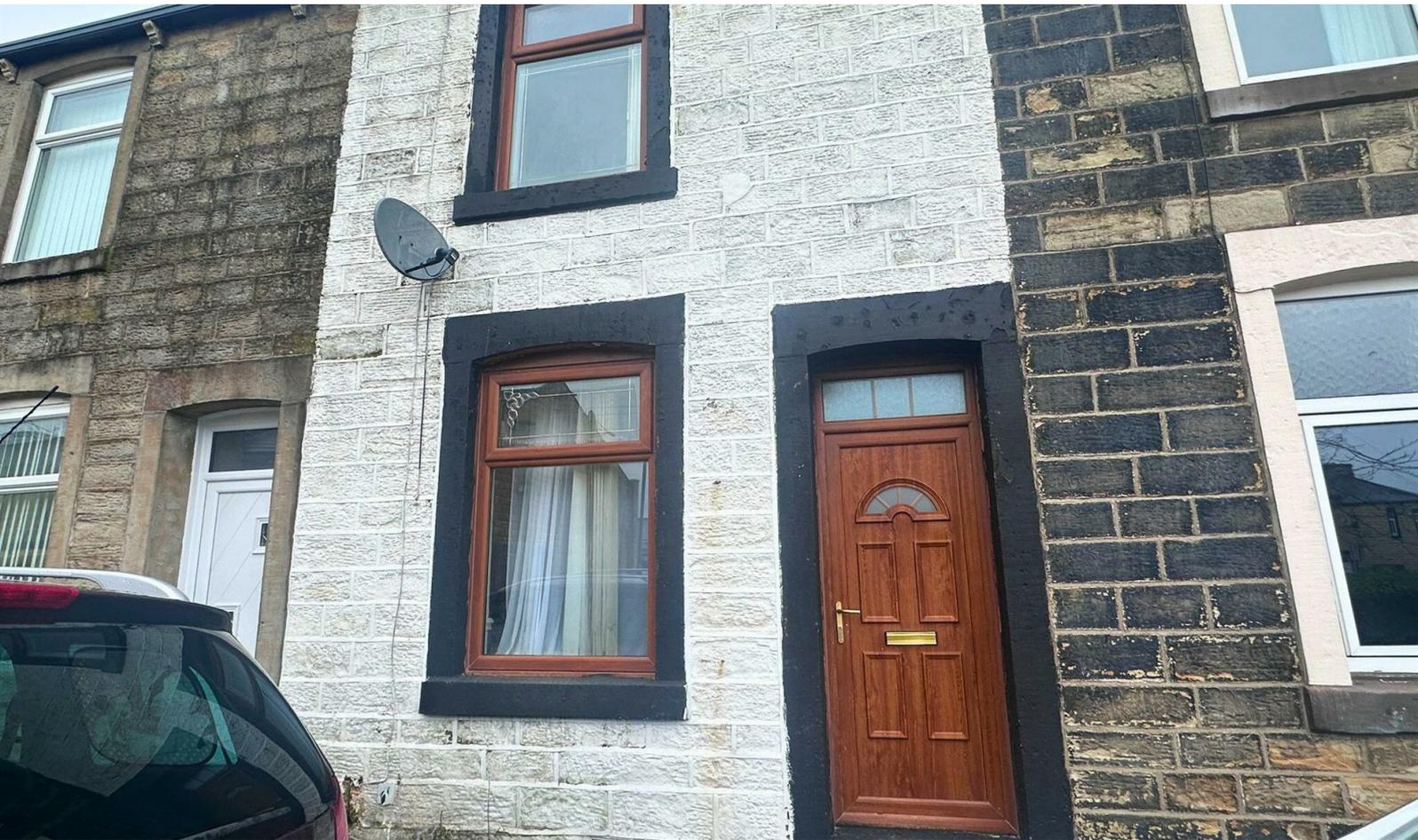




Burnley Sales
& Lettings Ltd.

- 01282 476 732
- sales@burnleysl.co.uk
- 78 Coal Clough Lane,
Burnley, BB11 4NW



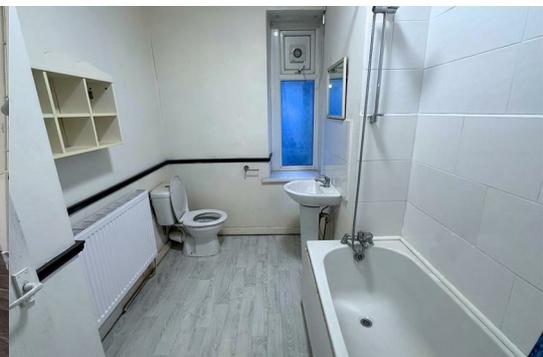
Fraser Street , Burnley, BB10 1UP

£650 Per month



Situated on a quiet residential street, this deceptively spacious two-bedroom property at Fraser Street, Burnley, BB10 1UP is now available and ready to make a lovely home.

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



Floor Plans

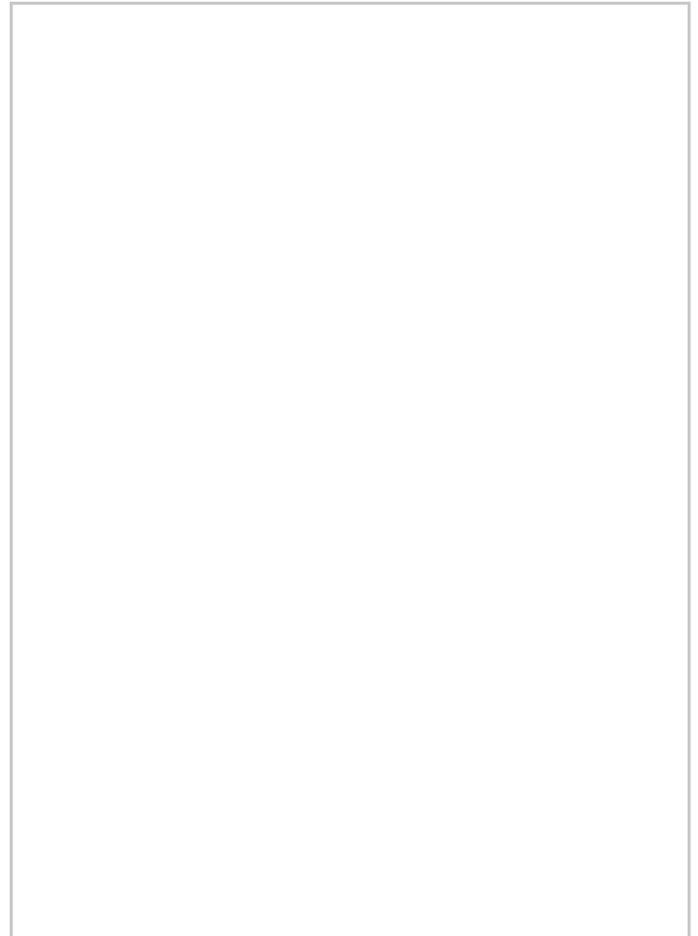
spacious kitchen diner with ample room for modern appliances, two well-proportioned bedrooms, One single and one large double, and a three-piece family bathroom complete with a shower over the bath. Externally, the property benefits from a private rear yard.

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

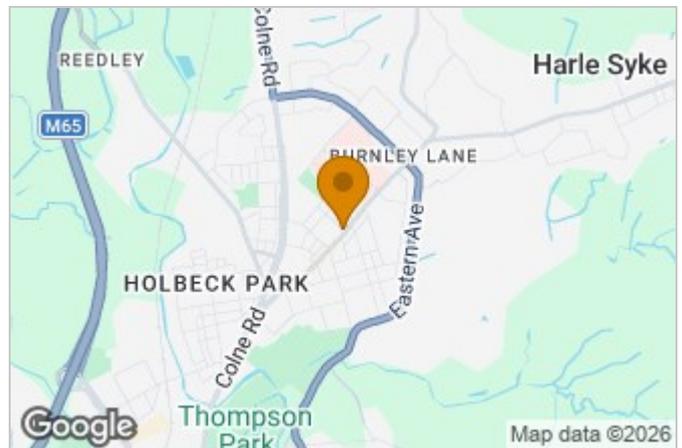
FINANCIALS: A non-refundable holding fee equal to one week's rent (£150.00) is payable upon application. If the tenancy proceeds, this will be deducted from the first month's rent. The first month's rent (£650.00) and a deposit of £650.00 are payable prior to move-in.

Council Tax: Band A – Burnley Borough Council
EPC: Current D 68, Potential C 80
Tenancy Length: Long-term let with an initial 6-month Assured Shorthold Tenancy

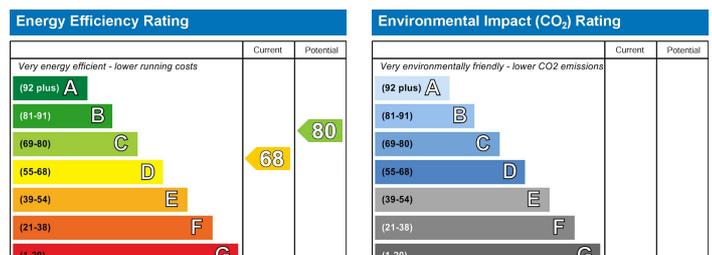


Area Map

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.