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Burnley, BB11 4NW



## Leyland Road , Burnley, BB11 3DR

**Offers in the region of £70,000**



Situated in a popular residential area, Leyland Road, Burnley, BB11 3DR presents an excellent opportunity for first-time buyers, downsizers or investors. The property has recently benefited from an ECO4 grant, improving the home's energy efficiency and achieving an EPC rating of C, making it both economical to run and comfortable to live in.



## Floor Plans

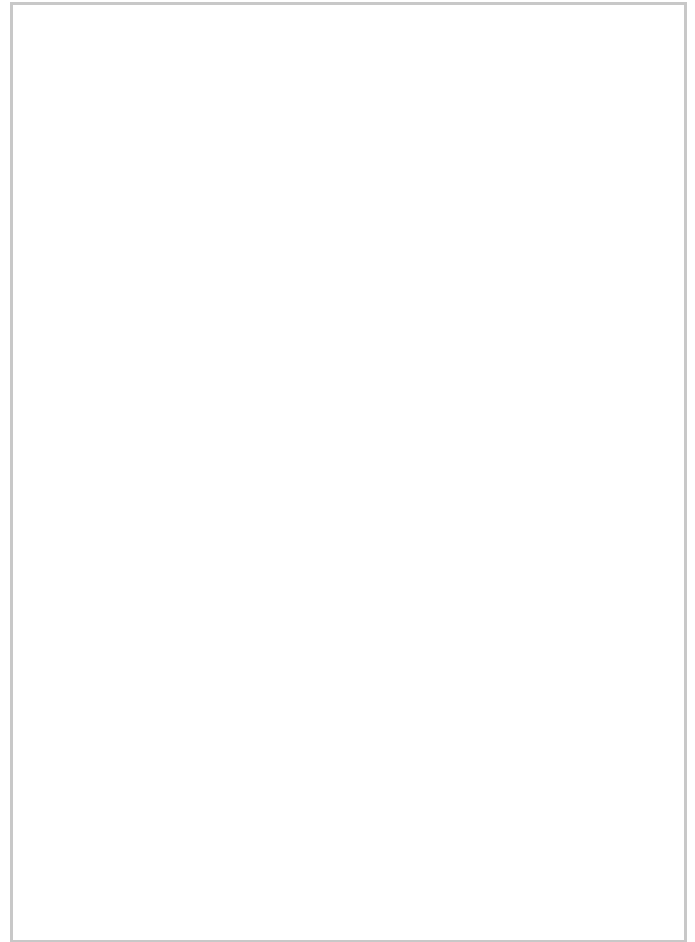
The home offers two double bedrooms, a large reception room and a spacious rear yard, providing well-proportioned living accommodation that is ready to move straight into. It would also make a ready-to-rent investment opportunity for landlords.

Conveniently located close to Burnley town centre, the property is within easy reach of local shops, supermarkets, schools and everyday amenities, along with good transport links including nearby train stations and access to the M65 motorway network. Overall, this is a well-located and energy-efficient home offering comfortable living in a convenient location.

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

Call us today on 01282 476732 or email [sales@burnleysl.co.uk](mailto:sales@burnleysl.co.uk)

EPC: Current:- C (74) / Potential B (88)  
Council Tax:- Band A, Burnley Borough Council  
Leasehold- Years remaining (962) Ground rent (£1.25)



## Area Map

### Accommodation Details

Reception Room One 11'32 x 12'40 (3.35m x 3.66m)

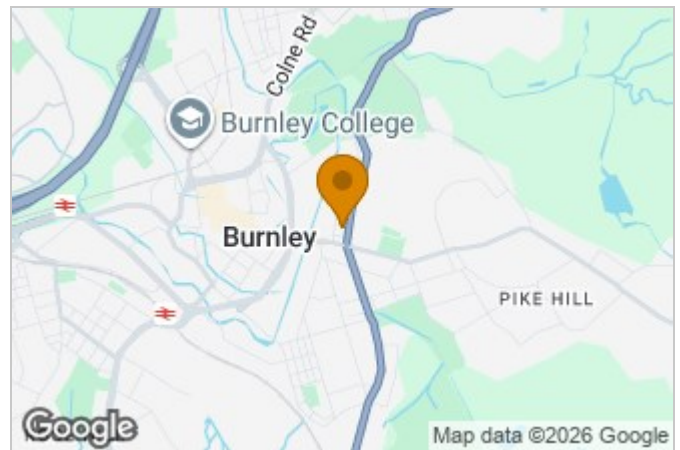
Kitchen 12'57 x 12'39 (3.66m x 3.66m)

Bedroom One 11'64 x 12'52 (3.35m x 3.66m)

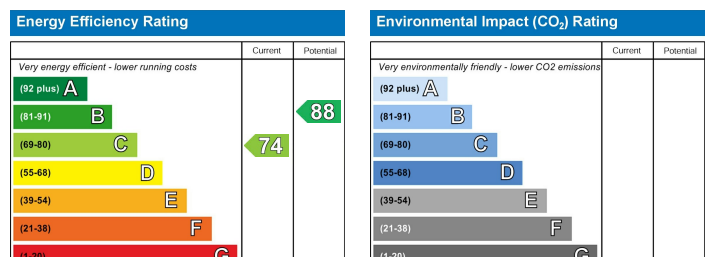
Bedroom Two 12'39 x 11'53 (3.66m x 3.41m)

Bathroom 9'11 x 5'10 (3.02m x 1.78m)

Rear yard 12'40 x 12'47 (3.66m x 3.66m)



## Energy Efficiency Graph



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