



Burnley Sales  
& Lettings Ltd.

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78 Coal Clough Lane,  
Burnley, BB11 4NW



## Beverley Street , Burnley, BB11 4LE

**£650 Per month**



\*Tenanted currently but they are due to vacate\*

Situated on this quiet residential street in the ever-popular Coal Clough area of Burnley, this deceptively spacious two-bedroom property is now ready to become the ideal family home.

Briefly comprising of two spacious lounges, the rear of which opening to a modern kitchen extension - with



## Floor Plans

ample space for all modern appliances.

Following the stairs to the first floor, you find two good-sized bedrooms and a Four-piece family bathroom

Externally, there is a private yard to the rear & a low maintenance front courtyard.

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

Picture living in this fantastic family home and call us today on 01282 476732 or email [lettings@burnleysl.co.uk](mailto:lettings@burnleysl.co.uk) to arrange a viewing today.

### Room Sizes

Reception Room One- 10'07 x 10'08

Reception Room Two- 14'03 x 13'08

Kitchen- 6'10 x 8'10

Bedroom One- 14'04 x 10'08

Bedroom Two - 7'09 x 10'08

Bathroom- 10'05 x 6'03

**FINANCIALS:-** Non-refundable holding fee equal to one weeks rent payable on application. If tenancy proceeds, this is refunded as part of first months rent. First months rent (£650.00) & £650.00 deposit paid on move-in.

Council Tax: Band A - Burnley Borough Council

EPC: Awaiting new EPC

Tenancy Length: All new tenancies will be "Assured Periodic Tenancy"

### Accommodation Details

Reception Room one 10'07 x 10'08 (3.23m x 3.25m)

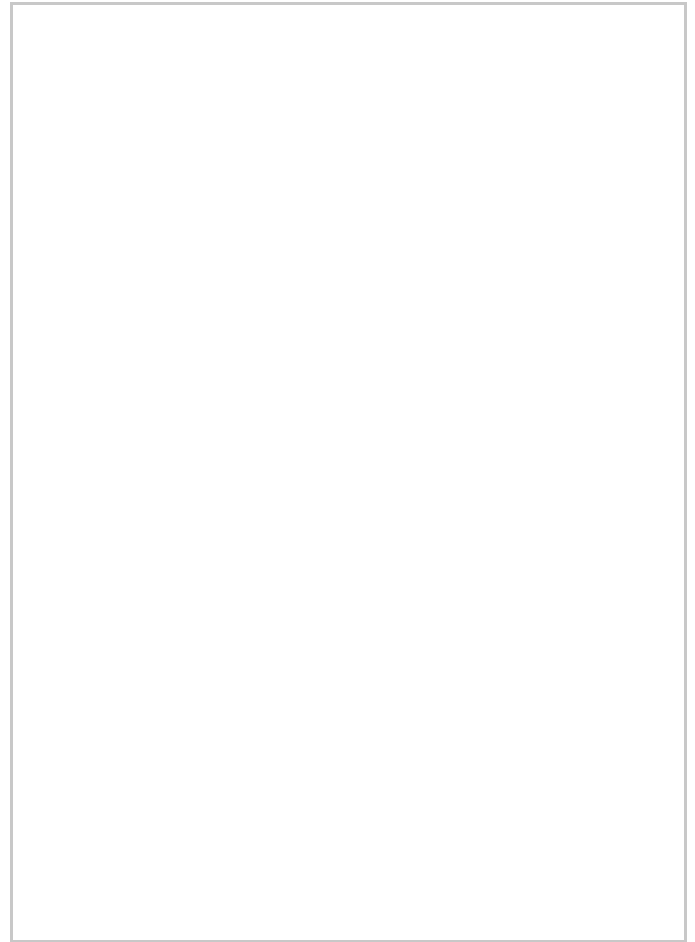
Reception Room Two 14'03 x 13'08 (4.34m x 4.17m)

Kitchen 6'10 x 8'10 (2.08m x 2.69m)

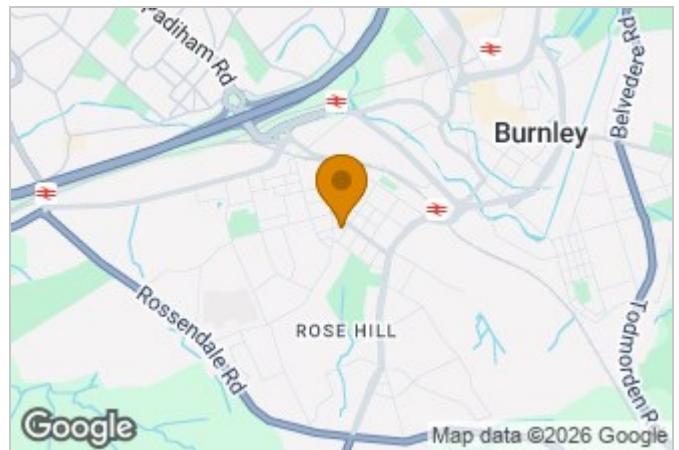
Bedroom One 14'04 x 10'08 (4.27m x 3.25m)

Bedroom Two 7'09 x 10'08 (2.36m x 3.25m)

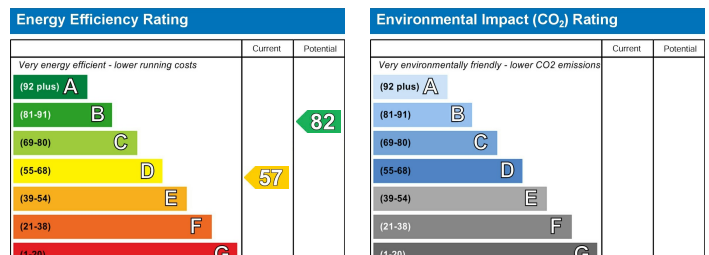
Bathroom 10'05 x 6'03 (3.18m x 1.91m)



## Area Map



## Energy Efficiency Graph



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