



**Burnley Sales  
& Lettings Ltd.**

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78 Coal Clough Lane,  
Burnley, BB11 4NW



**Scott Street**  
, Burnley, BB12 6NW

**£675 Per month**



Situated on this popular residential street in the Lowerhouse area of Burnley, this newly renovated two bedroom property is now ready to become the ideal family home.

Briefly comprising of two spacious reception rooms, modern kitchen extension with integrated oven & hob, two bright double bedrooms and a three-piece bathroom.



## Floor Plans

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

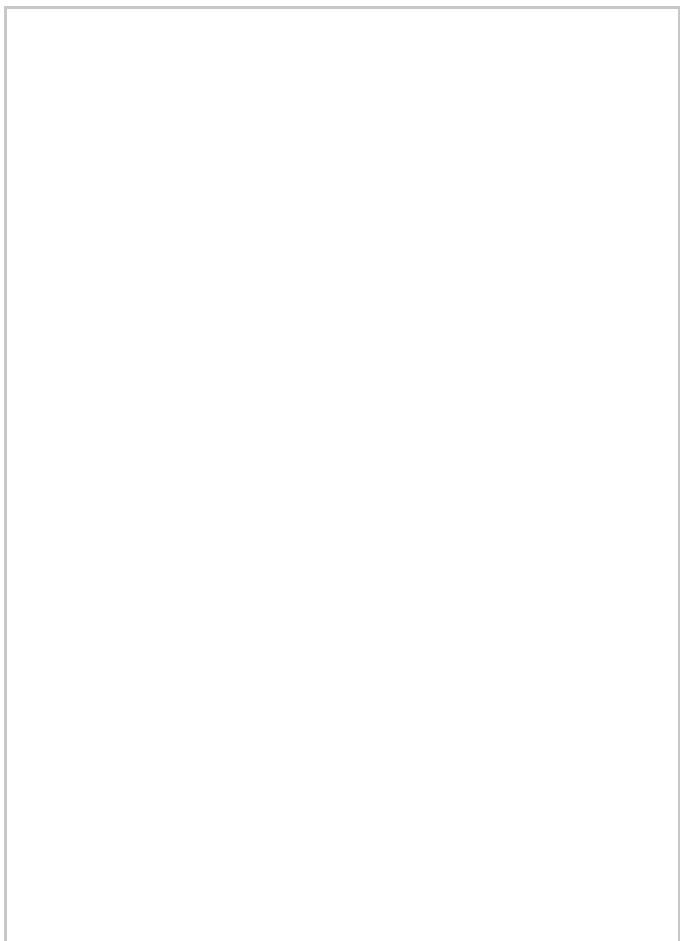
Call us now on 01282 476732 or email [lettings@burnleysl.co.uk](mailto:lettings@burnleysl.co.uk) to arrange a viewing today!

**FINANCIALS:-** Non-refundable holding fee equal to one weeks rent (£155.76) payable on application. If tenancy proceeds, this is refunded as part of first month's rent. First month's rent (£675.00) & £675.00 deposit payable on move-in.

**Council Tax:** Band A - Burnley Council

**EPC:** Current E 50, Potential C 78

**Tenancy Length:** Long Term Let with initial 6 Month Assured Shorthold Tenancy



## Area Map



## Accommodation Details

### Reception Room One 13'3 x 10'1 (4.04m x 3.07m)

Grey carpet, white gloss woodwork, white painted walls & ceiling. White uPVC Double Glazed Window. uPVC front external door. Radiator with TRV & central ceiling light.

### Reception Room Two 13'3 x 11'6 (4.04m x 3.51m)

Grey carpet, white gloss woodwork, white painted walls & ceiling. White uPVC Double Glazed Window. Radiator with TRV & central ceiling light. Understairs storage cupboard with ceiling light.

### Kitchen 9'10 x 6'6 (3.00m x 1.98m)

Range of grey base & wall soft-close units with grey tiled splashback. White uPVC Double Glazed window & external door. Integrated electric oven, black electric hob & stainless steel extractor hood.

### Bedroom One 13'2 x 10'5 (4.01m x 3.18m)

Grey carpet, white gloss woodwork with white painted walls & ceiling. White uPVC Double Glazed window, central ceiling light & radiator with TRV. Overstairs storage cupboard.

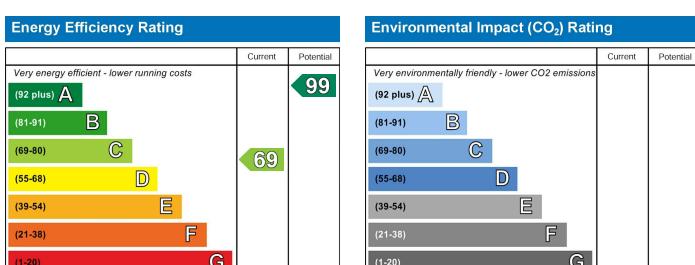
### Bedroom Two 11'7 x 6'11 (3.53m x 2.11m)

Grey carpet, white gloss woodwork with white painted walls & ceiling. White uPVC Double Glazed window, central ceiling light & radiator with TRV.

### Bathroom

Grey laminate flooring, white gloss woodwork with white painted walls & ceiling. White three-piece bathroom suite including low-level WC, pedestal wash basin & panel bath with mixer shower. Wall-mounted Combi-boiler enclosed.

## 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.