BSL Burnley Sales & Lettings Ltd.

01282 476 732

sales@burnleysl.co.uk

78 Coal Clough Lane,
Burnley, BB11 4NW



Ulster Street

, Burnley, BB11 4NX

Offers in excess of £75,000

2 1 2 D

This property is to be sold vacant

Situated on this quiet residential street, this well-presented mid-terrace property offers an excellent opportunity for first-time buyers or investors. With generous proportions and a practical layout, it is perfectly suited to modern living.







The ground floor features a welcoming entrance hallway that opens into two versatile reception rooms. The front reception can be used as a dining area, home office, or additional family space, while the rear reception serves as a comfortable lounge. Beyond this lies a modern fitted kitchen with sage green units and integrated oven/hob.

Following the stairs to the first floor, the landing leads to two well-sized bedrooms, both of which boast fitted storage over stairs. The main bedroom additionally offers ample space and includes a useful alcove, ideal for a vanity or desk area. The bright family bathroom , with bedroom two located just beyond, perfect as a single bedroom, nursery, or home office.

Externally, the property benefits from a private enclosed yard, ideal for relaxing and entertaining.

Conveniently located, the home is within easy reach of local amenities, respected schools, and excellent transport links. Offering comfort, flexibility, and long-term potential, this property is an attractive choice for both owner-occupiers and investors alike.

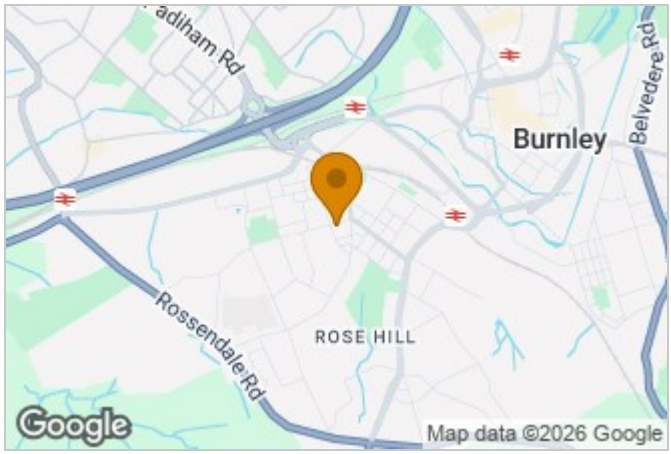
Additional benefits include uPVC Double Glazing and Gas Fired Central Heating throughout.

Picture living in this impressive family home and call us today on 01282 476732 or email sales@burnleysl.co.uk

EPC:- Current C (63), Potential B (86)
Council Tax:- Band A, Burnley Borough Council
Leasehold- 999 Year Lease from 1900, £16.16s.10d - Presumed Absent Freeholder

Floor Plans

Area Map



Accommodation Details

Reception Room One 10'00 x 9'8 (3.05m x 2.95m)

Reception Room Two 13'2 x 12'11 (4.01m x 3.94m)

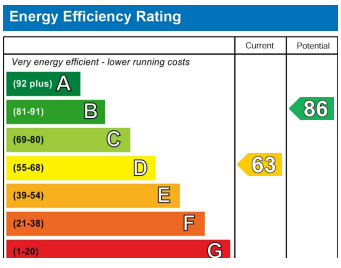
Kitchen 7'11 x 6'2 (2.41m x 1.88m)

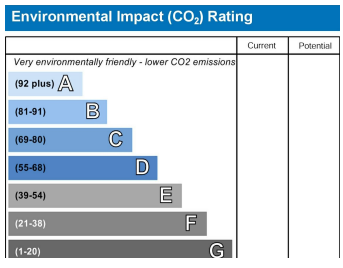
Bedroom One 13'2 x 10'00 (4.01m x 3.05m)

Bedroom Two 13'00 x 6'7 (3.96m x 2.01m)

Bathroom 10'00 x 6'2 (3.05m x 1.88m)

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.

78 Coal Clough Lane, Burnley, Lancashire, BB11 4NW
Tel: 01282 476732 Email: sales@burnleysl.co.uk