



Burnley Sales  
& Lettings Ltd.

01282 476 732

sales@burnleysl.co.uk

78 Coal Clough Lane,  
Burnley, BB11 4NW



## Wren Street , Burnley, BB12 6QG

**£625 Per month**



\*New Carpets, Damp course complete- all the making of a new and fresh home\*

Situated in the ever popular Gannow area of Burnley, this two bedroom mid-terrace property is now ready to become the ideal family home. To note new carpets are due to be fit before a new tenant enters the property



## Floor Plans

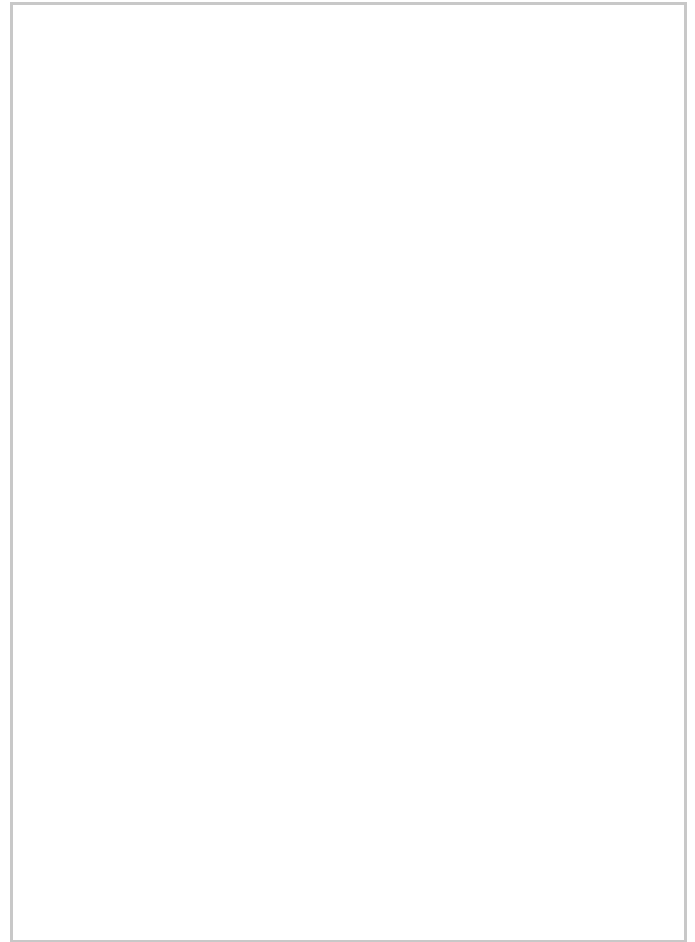
On the ground floor, you find two spacious reception rooms and the kitchen with ample space for all modern appliances. Following the stairs to the first floor, you will find two good sized and bright bedrooms and the three-piece family bathroom.

Additional benefits include Central Heating - full uPVC double glazing and a private rear yard.

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

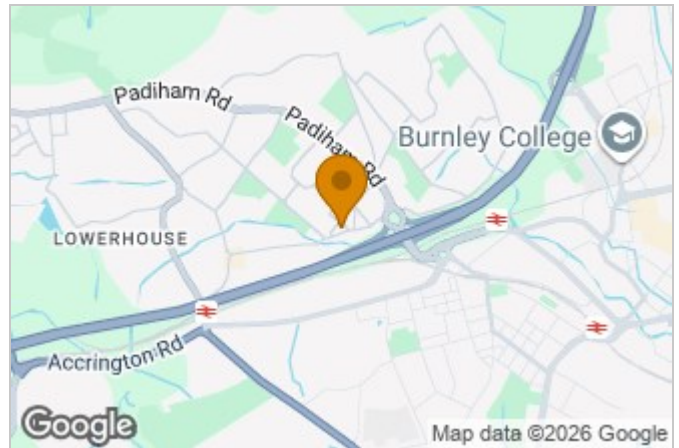
**FINANCIALS:-** Non-refundable holding fee equal to one weeks rent (£144.23) payable on application. If tenancy proceeds, this is refunded as part of first month's rent. First month's rent (£625.00) & £625.00 deposit payable on move-in.

Council Tax: Band A - Burnley Council  
EPC: Current D (56), Potential C (76)  
Tenancy Length: All new tenancies will be "Assured Periodic Tenancy"

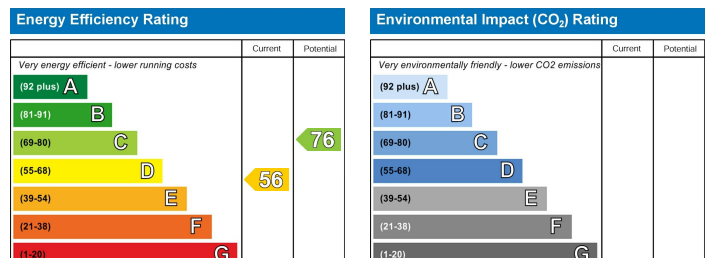


## Area Map

### 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.