BSL Burnley Sales & Lettings Ltd.

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78 Coal Clough Lane,
Burnley, BB11 4NW



Nairne Street
, Burnley, BB11 4BT

£550 Per month

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Situated on a quiet residential street in the ever-popular Coal Clough area of Burnley, this deceptively spacious two-bedroom home is ready to become the perfect place to call home.

The property briefly comprises a generous and inviting reception room, leading through to a modern fitted kitchen diner with ample space for all essential appliances.







To the first floor, you will find two well-proportioned bedrooms and a contemporary three-piece family bathroom.

Externally, the property benefits from a private enclosed rear yard, providing an ideal outdoor space to relax and unwind.

Additional features include gas central heating and uPVC double glazing throughout, ensuring comfort and energy efficiency all year round.

Imagine yourself living in this fantastic home – properties in this sought-after location don't stay available for long.

To arrange a viewing, call us today on 01282 476732 or email lettings@burnleysl.co.uk.

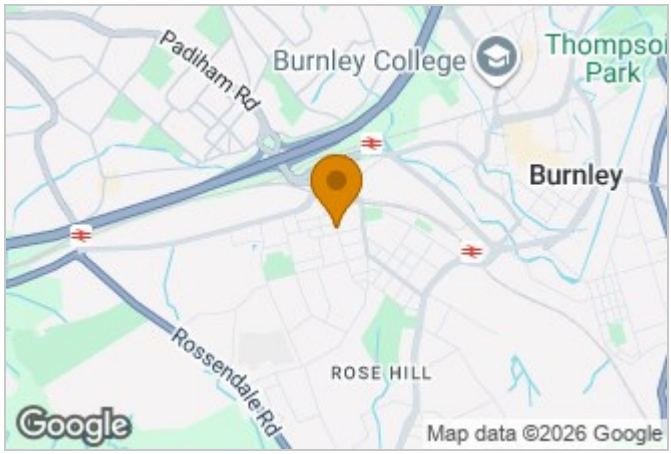
Room sizes (feet & inches)
Reception Room 15'00 x 12'10
Kitchen- 10'05 x 12'09
Bedroom One- 12'06 x 14.11
Bedroom Two- 6'06 x 9'05
Bathroom- 4'09 x 5'10

FINANCIALS:- Non-refundable holding fee equal to one weeks rent payable on application £126.92. If tenancy proceeds, this is refunded as part of first months rent. First months rent (£550.00) & £550.00 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"

Floor Plans

Area Map



Accommodation Details

Lounge 14'08 x 12'10 (4.47m x 3.91m)

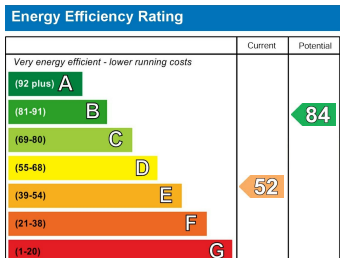
Kitchen Diner 12'09 x 10'06 (max) (3.89m x 3.20m (max))

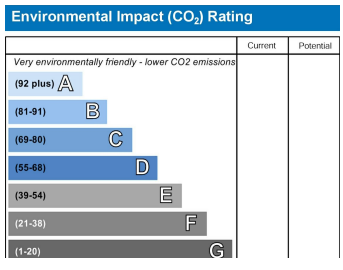
Bedroom One 12'10 x 12'09 (max) (3.91m x 3.89m (max))

Bedroom Two 12'02 x 5'4 (3.71m x 1.63m)

Bathroom

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.

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