



35 Netherby Street, Burnley, Lancashire. BB11 4NR

- Rent | £595
- Deposit | £595
- Council Tax | A
- EPC | D



PROPERTY DESCRIPTION

| New to the market |

Situated off the ever popular Coal Clough Lane area of Burnley, we offer a spacious, 2 bedroom terrace property.

With an entrance via a vestibule leading to the front reception room, a further rear reception room and a fully fitted kitchen with a free standing cooker.

To the first floor, 1 double bedroom, 1 generously sized single bedroom and 3 piece bathroom suite.

Externally, the property has an enclosed yard.

| Rent in advance @ £595 | Deposit in advance @ £595 |



Council Tax | A

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ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

Lounge

Fitted Kitchen

First Floor

Bedroom One

Bedroom Two

Bathroom

Outside

Yard

Further Information

Further Information

The property is on a leasehold title with the residue of a 999 year lease remaining.

There are no noted covenants that would be considered restrictive.

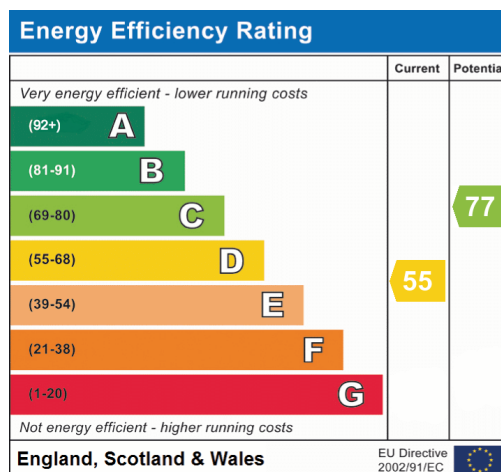
The property is located in an area considered low risk for surface water flooding.

Mobile and broadband services are offered by a number of companies and ultrafast is available.

Council Tax Band - A

EPC - D.





Burnley
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