



Sandhurst Street Burnley, Lancashire BB1 1 3DG Offers In Excess Of £65,000

Modern mid terrace within walking distance of Burnley Town Centre and all local amenities - comprising of spacious lounge, dining kitchen, two bedrooms, bathroom and yard. Double glazed windows and central heating is provided throughout.

Once let, the property could achieve a rental income of £495 PCM. The current managing agent is happy to continue to let and manage this property on behalf of the new owner if required.

The property has an up to date EICR Certificate (electrical certificate) and Gas Safety Certificate.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(82-91) A		(81-85) A	
(69-81) B		(69-80) B	
(55-68) C		(55-68) C	
(39-54) D		(39-54) D	
(29-38) E		(29-38) E	
(15-28) F		(15-28) F	
(1-14) G		(1-14) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	90		
	66		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	