



**85 Branch Road
Burnley, Lancashire BB11 3LJ
Offers In The Region Of £64,950**

Nestled within a popular and convenient residential area of Burnley, this well-presented mid-terrace property offers an ideal opportunity for investors or first-time buyers alike. The accommodation briefly comprises a comfortable living room to the front and a spacious dining kitchen to the rear, with access out to an enclosed rear yard — perfect for low-maintenance outdoor space.

To the first floor are two well-proportioned bedrooms and a family bathroom. The property further benefits from full double glazing and gas central heating throughout. Currently tenanted by a long-term occupant and generating a rental income of £475 per calendar month, this property presents a ready-made investment with immediate returns.

Full Description

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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