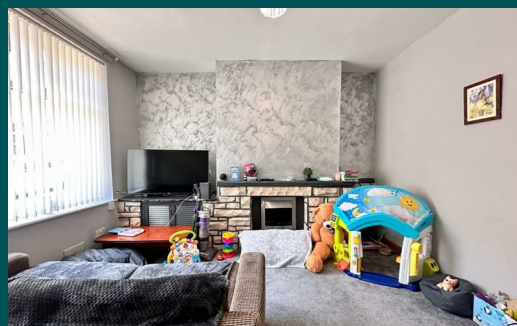


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85 Healey Wood Road  
Burnley  
BB11 2LP



## For Sale

- Investment Opportunity!
- Tenant in Situ!
- Two Bedrooms
- Two Reception Rooms
- Instant Cash Flow

## Offers In The Region Of £80,000

- Three Piece Bathroom
- Additional Office Room
- Selective Licensing Area
- Close To Town Centre
- EPC: D



## Investment Property with Immediate Rental Income

Presenting an excellent investment opportunity: a well-maintained two-bedroom mid-terrace property situated in a sought-after area, currently tenanted and providing an instant cash flow. This property offers the perfect blend of comfort and convenience, making it an attractive addition to any investor's portfolio.

The property features two spacious and well-lit bedrooms and an additional office space, ideal for accommodating a family. The living spaces include a generously sized lounge and a separate living room, offering ample space for relaxation and entertainment. The fully fitted kitchen is equipped with modern amenities, ensuring a functional and stylish cooking environment. Additionally, the property boasts a contemporary three-piece white bathroom suite.

Further benefits of this property include double glazing and gas central heating throughout, enhancing energy efficiency and comfort. There is also a rear yard, providing a private outdoor area.

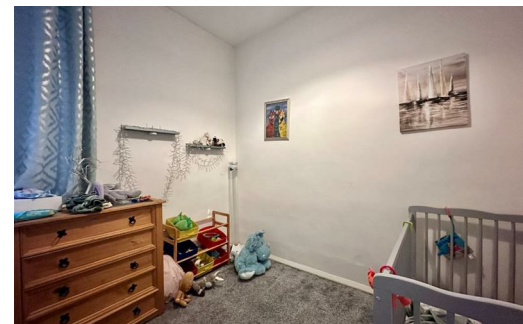
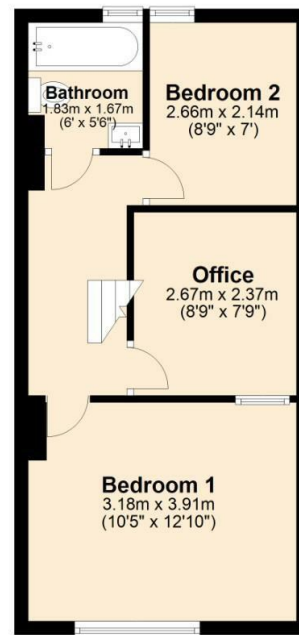
Located close to local shopping facilities, this property ensures that everyday essentials are easily accessible. It is also in proximity to infant and junior schools, making it ideal for families with children. Excellent bus routes to the town centre and only a few minutes' drive to the M65 motorway provide easy commuting across the North West.

This property is a prime investment opportunity with a reliable tenant in situ, ensuring a hassle-free and immediate return on investment. Don't miss out on this chance to secure a property in a popular location with excellent amenities and transport links.

### Ground Floor



### First Floor



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.

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