



79 Branch Road

Burnley

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

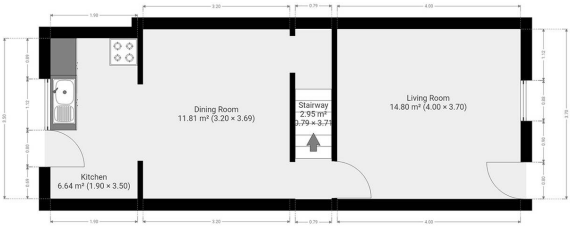
EPC Environmental Impact Rating: D

- Two Bedroom Mid-Terrace Property
- Gas Central Heating Throughout
- Three-Piece Family Bathroom Suite
- Offered Chain Free
- Leasehold Tenure 999 years with Annual Ground Rent of £1.10
- Excellent Investment or First-Time Buyer Opportunity
- Sold as seen



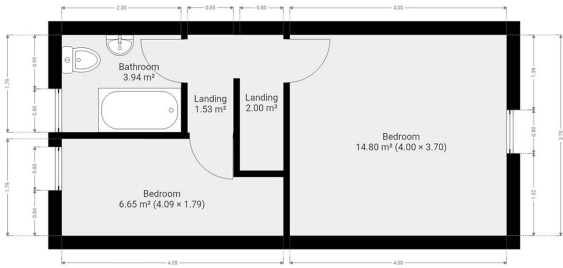
Property description

Step inside and you'll find a surprisingly spacious home offering flexible living accommodation across two reception rooms. The front reception room provides a comfortable lounge space, whilst the second reception room offers ample room for dining, entertaining or everyday family living. To the rear, the kitchen provides a practical layout with direct access to the outside space. Upstairs, the property offers two well-proportioned bedrooms, including a generous principal bedroom with plenty of space for freestanding furniture. The second bedroom is ideal as a guest room, nursery, dressing room or home office depending on your requirements. Completing the accommodation is a family bathroom fitted with a three-piece suite. The property benefits from double glazing and gas central heating throughout and offers buyers the opportunity to put their own stamp on the interior over time.



Total Property Area: approx - 65.10 Sq Meters (700.73 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any shed floor area), openings and orientations are approximate. The details are provided, they cannot be relied upon for any purpose and they do not form part of any agreement. The liability is taken for any error.



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