



**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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