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4 Branch Road  
Burnley  
BB11 3AT



## For Sale

- End Of Terrace
- Two Bedrooms
- Gas Central Heating
- Popular Residential Area
- Close To Local Amenities

## Offers Over £50,000

- LEASEHOLD
- UPVC Double Glazing
- Close To Towneley Park
- Landlords & Investors
- Cellar



A two bedroom, end of terrace property in a popular residential area of Burnley. A short walk to Burnley Town centre with all the local amenities on offer and Towneley Park and Golf Club. Requiring some modernisation, this property presents an ideal purchase for first time buyers looking to gain a footing on the property ladder or landlords & investors looking for a buy to let property.

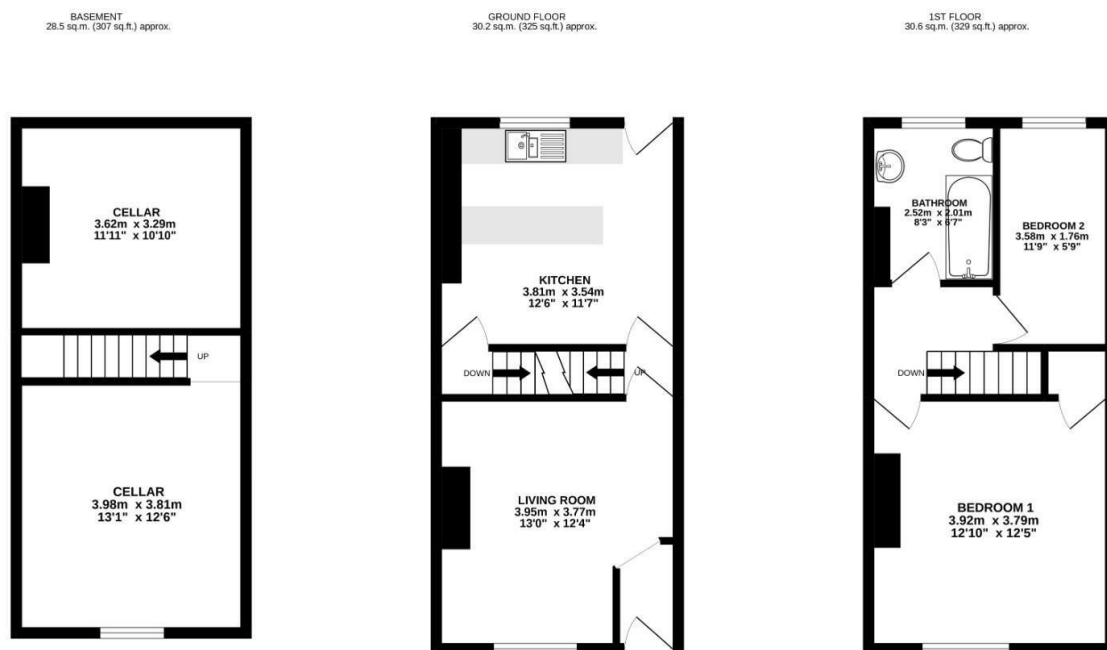
The property briefly comprises to the ground floor an entrance vestibule leading in to a generous living room, with lots of natural light, wooden beams and an exposed brick fireplace with gas fire. Adjoining the living room is a staircase leading to the first floor and a generous kitchen/diner housing matching wall, base and drawer units with a stainless steel sink and stable door leading to the rear yard. A staircase off the kitchen leads to a full length cellar split in to two rooms, ideal for storage.

To the first floor is a central landing leading to a spacious double bedroom to the front of the property, benefitting from a built-in storage cupboard, a single bedroom to the rear and a bathroom housing a three piece suite comprising a low level WC, pedestal wash basing and panelled bath with overhead shower.

The property benefits from the modern day comforts of gas central heating and UPVC double glazing.

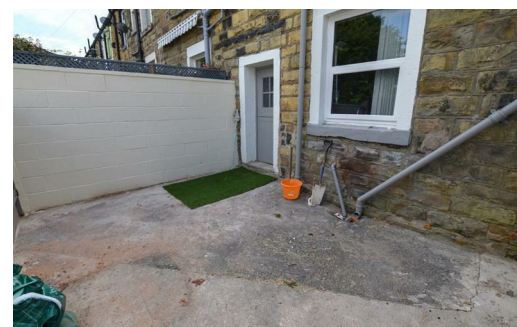
Externally there is an enclosed yard to the rear.

The lease is 999 years less 10 days from 1 February 1877, there are 854 years remaining. The ground rent is £1.41 per annum.



TOTAL FLOOR AREA: 89.3 sq.m. (961 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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