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35 Branch Road
Burnley
BB11 3NB



For Sale

£70,000

- Mid-Terrace
- Two Bedrooms
- Modern Kitchen
- Combi Boiler Two Years Old
- Ideal For First Time Buyers
- Close To Local Amenities
- Well Presented
- Tax Band - A EPC - C
- NO CHAIN
- FREEHOLD



A well presented two bedroom, mid-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. The property has been modernised throughout and would make 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.

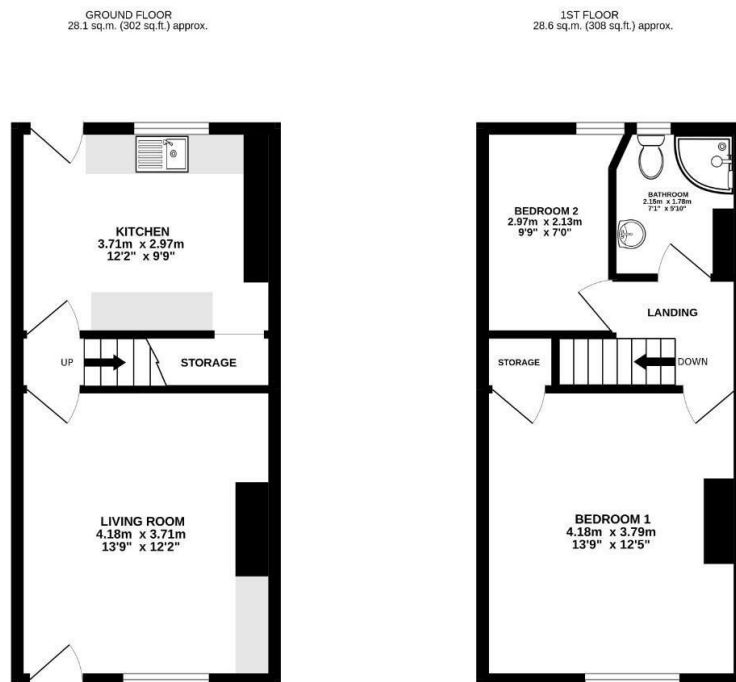
Entering the property through the UPVC front door, you're welcomed into a generous living room with a large window letting in an abundance of natural light and fire surround with a modern electric fire providing an attractive focal point within the room.

A central staircase ascends to the first floor and an inner hallway leads to a spacious kitchen to the rear of the property, fitted with matching wall, base and drawer units with co-ordinating work surfaces and splashbacks, stainless steel sink and a useful under stair storage area.

A central landing leads to two well proportioned bedrooms, the master located to the front of the property and benefitting from an over stair storage cupboard, and bathroom housing a three piece suite in white comprising a low level WC, pedestal wash basin and shower cubicle.

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

Externally there is a private enclosed rear yard which has been paved and includes an outside tap.



TOTAL FLOOR AREA: 56.7 sq.m. (610 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, fixtures and appliances shown have not been tested and no guarantee as to their condition or reliability can be given.
Made with Floorplan 02/04



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