



87a Cog Lane, Burnley, Lancashire BB11  
5BG



## PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! We are delighted to offer for sale this two bedroom end of terrace property that is found just a short drive from both the local motorway network, and Burnley town centre. The accommodation is in need of updating but comprises of: one welcoming reception room, a fitted kitchen, two first floor bedrooms and a three piece bathrom suite. There is a low maintenance yard to the rear. Council Tax Band - A. EPC - TBC. Early viewing is considered a must!

## FEATURES

- Offered for sale with no onward chain
- Vacant possession
- Ideal for anyone looking for an investment opportunity
- Found a short drive from Burnley town centre
- Close proximity to the local motorway network
- In need of updating
- One welcoming reception room
- Basic fitted kitchen
- Two bedrooms to the first floor
- Three piece bathroom suite
- Low maintenance rear yard
- EPC - TBC
- Council Tax Band A
- Early viewing a must!



## ROOM DESCRIPTIONS

### Ground Floor

Sitting Room

Kitchen

### First Floor

Bedroom One

Bedroom Two

Bathroom

### Outside

Yard

## Further Information

### Additional Information

The property is on a leasehold title with the residue of a 999 year lease remaining.

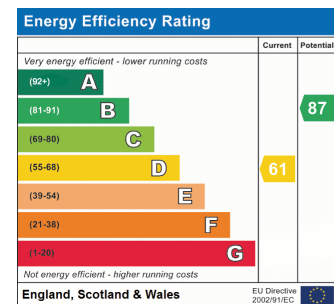
The annual ground rent is £1.05.

The property is located in an area considered low risk for surface water flooding.

Mobile and broadband coverage is offered by a number of providers and ultrafast is available.

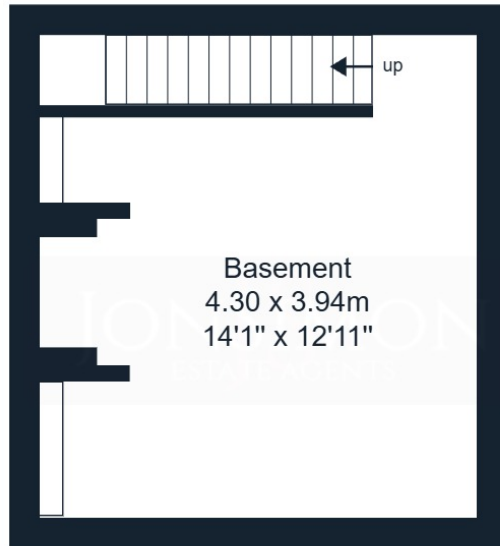
Council Tax Band - A

EPC - TBC

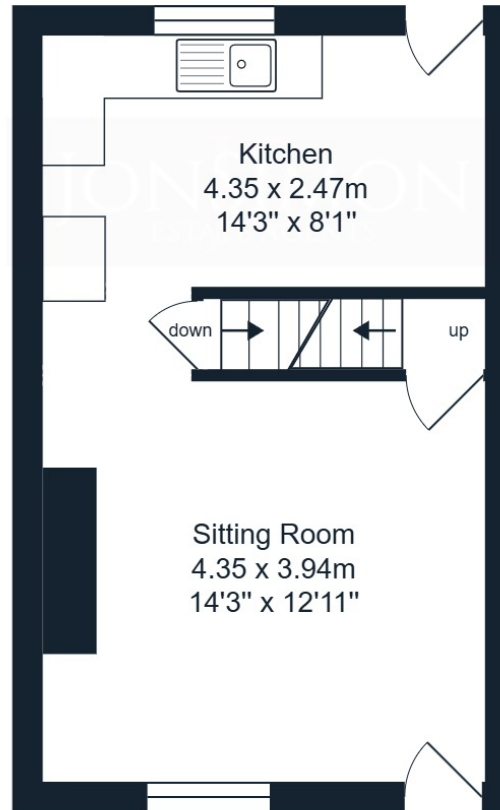


# FLOORPLAN

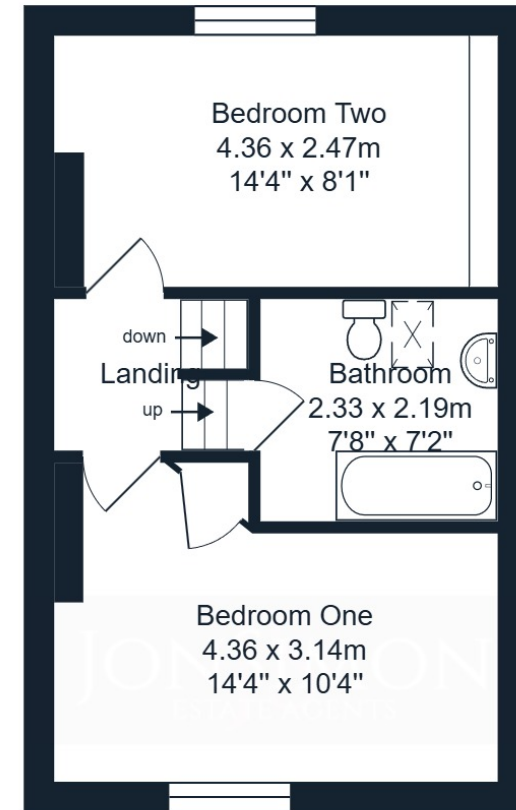
## BASEMENT



## GROUND FLOOR



## FIRST FLOOR



## Cog Lane, Burnley, BB11 5BG

Total Area: 84.4 m<sup>2</sup> ... 908 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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