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**24**

85a Cog Lane, Burnley, Lancashire BB11 5BG

GUIDE PRICE **£60,000+\***

RESIDENTIAL INVESTMENT

### Description

A two bedroom terraced property benefitting from double glazing and central heating. The property is currently tenanted on a Assured Shorthold Tenancy Agreement producing £5,040 per annum.

### Situated

Fronting Cog Lane which is off Accrington Road in a popular and well established residential location close to local amenities, schooling and Hargher Clough Park. Approximately 1.5 miles from Burnley town centre.

### Ground Floor

Vestibule, Living Room, Kitchen

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Yard to the rear

### EPC Rating

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