



**Cog Lane  
Burnley  
Lancashire  
BB11**

**Offers In Excess Of £60,000**

**bettermove**

# Cog Lane Burnley

Bettermove are proud to present this 2 bedroom terraced house in Burnley, available with no forward chain.

This property benefits from double glazing and gas central heating throughout, with on street parking available.

The council tax band is A.

This is a leasehold property with 883 years remaining on the lease; the ground rent is £40.00 per annum.

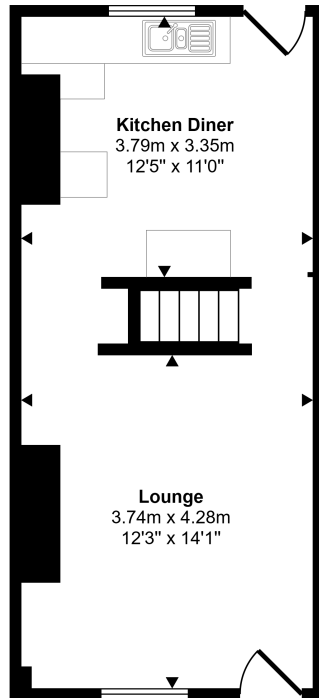
The interior of this property comprises a spacious lounge and kitchen/diner on the ground floor. The first floor consists of two bedrooms and a family bathroom. The exterior boasts a low maintenance, rear yard, perfect for enjoying the summer months.

Located in the popular town of Burnley, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and schools. Excellent transport links can be found from Rose Grove and Burnley Manchester Road Railway Stations, a variety of local bus routes, and quick access to the M65.

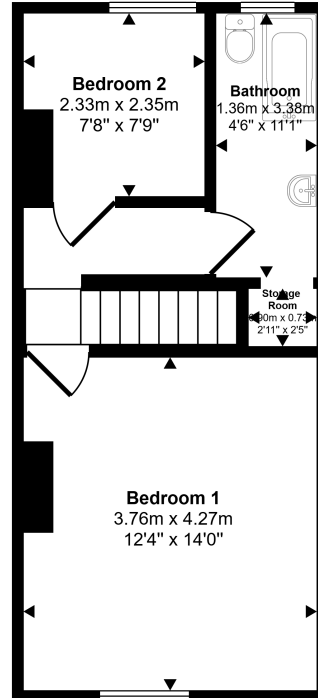
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Approx Gross Internal Area  
66 sq m / 706 sq ft




Ground Floor  
Approx 33 sq m / 350 sq ft

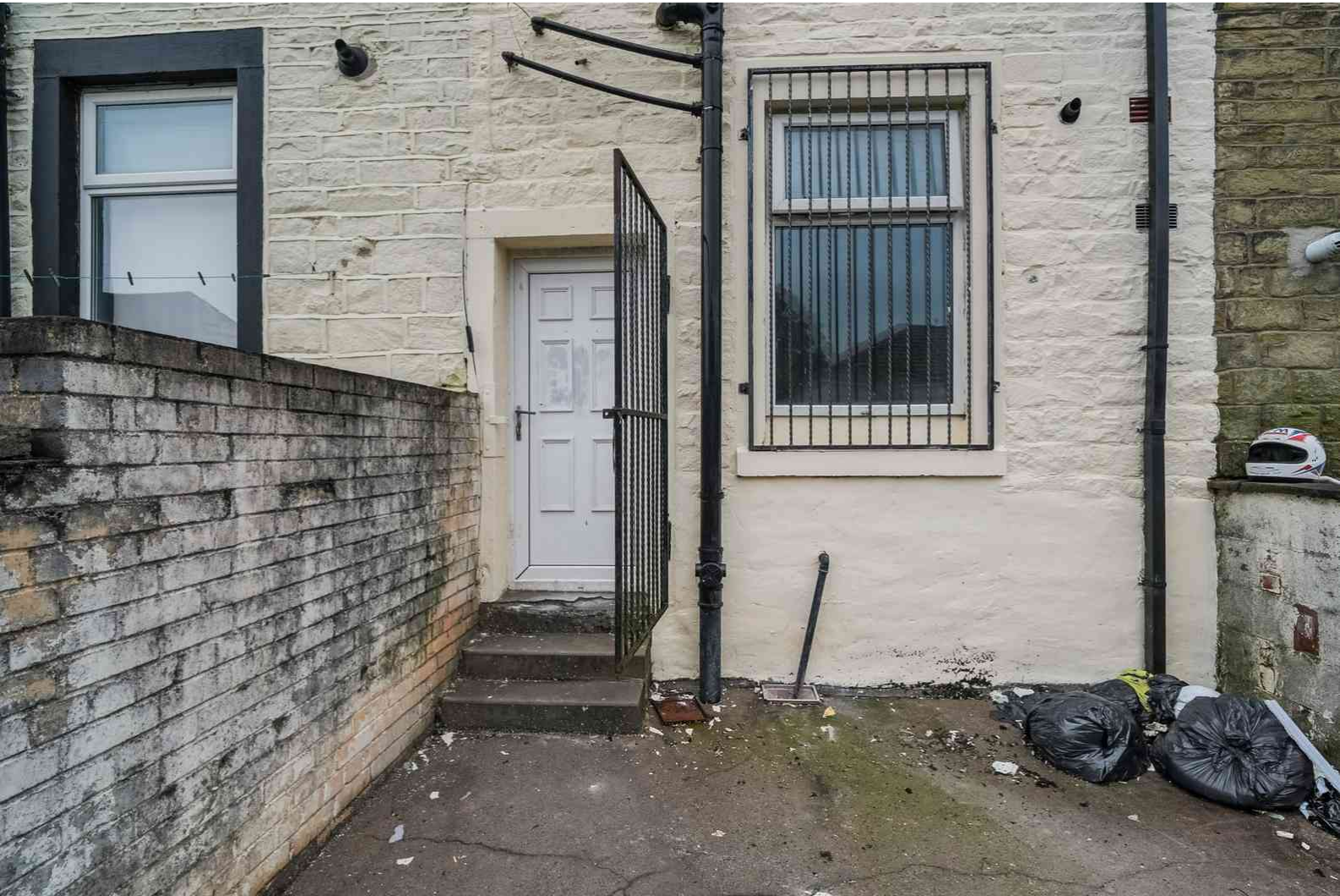


First Floor  
Approx 33 sq m / 356 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		





20-22 Bridge End, Leeds, LS1 4DJ  
 t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)