

Ground Floor

First Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive

2002/91/EC

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Milton Street, Burnley, BB12 8RJ

£750

A MODERN TWO BEDROOM MID TERRACE PROPERTY

Welcome to this charming mid-terrace house located on Milton Street in the desirable area of Padiham, Burnley. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for those seeking a new home.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and welcoming, allowing for a warm atmosphere. The kitchen is well-appointed and features a separate utility area, ensuring that your daily tasks are made easier. Additionally, there is a convenient downstairs WC, perfect for guests and everyday use.

The property boasts two generously sized double bedrooms, providing plenty of room for rest and personal space. The family bathroom is well-equipped, catering to all your needs.

Outside, you will discover a rear yard, offering a private outdoor space for enjoying the fresh air or hosting gatherings. The location is particularly advantageous, as it is close to local amenities, ensuring that shops, schools, and parks are just a short distance away.

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2 2 2 C

- Tenure Leasehold
 - On Street Parking
 - Ideal Family Home
 - Easy Access To Major Network Links
- Council Tax Band A
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Viewing Essential
- EPC Rating D
 - Utility Room And WC
 - Enclosed Rear Yard Space

Ground Floor

Reception Room One
14'6 x 15'4 (4.42m x 4.67m)

Reception Room Two
14'9 x 14' (4.50m x 4.27m)

Kitchen
10'1 x 7'9 (3.07m x 2.36m)

Utility
8'9 x 7'4 (2.67m x 2.24m)

WC
5'2 x 2'5 (1.57m x 0.74m)

First Floor

Landing
8'11 x 5'5 (2.72m x 1.65m)

Bedroom One
15'3 x 12' (4.65m x 3.66m)

Bedroom Two
14'1 x 7'10 (4.29m x 2.39m)

Bathroom
11'4 x 7'3 (3.45m x 2.21m)

