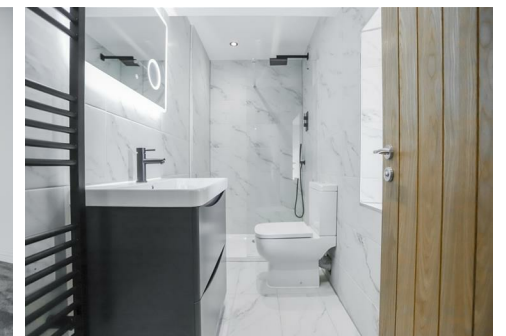
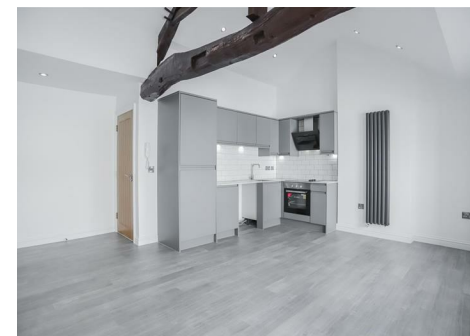




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

4-6 Mill Street, Burnley, BB12 8EX

£775

BEAUTIFUL TWO BEDROOM APARTMENT IN THE CENTRE OF PADIHAM!

We are thrilled to bring this bright two bedroom apartment to the lettings market. Boasting two bright double bedrooms, a spacious living room/kitchen and a three piece bathroom suite as well as convenient storage and resident parking, making this property perfect for somebody looking for a first time home or someone looking for a beneficially situated downsize. This property is situated in catchment to local amenities, well regarded schools and major commuter routes to surrounding towns and villages.

This property comprises briefly: Entrance into the kitchen/living room with doors providing access to a double bedroom, a three piece bathroom suite. The bedroom offers access into a storage cupboard.

To arrange any viewings, please contact the lettings team.

4-6 Mill Street, Burnley, BB12 8EX
£775

 2  1  1  C

- AVAILABLE NOW
- STUNNING FINISH

ENTRANCE

Enter via wood door into kitchen/living room.

KITCHEN/LIVING ROOM

16'05 x 16'01 (5.00m x 4.90m)
2 UPVC double glazed window, 3 central heated radiators, matt wall + base units, matt worktops, stainless steel sink + drainer, mixed tap, oven, 4 ring hob, extractor hood, fridge freezer full length, dishwasher, plumbing for washer, spotlights, 2x smoke alarms, exposed beams, media points, laminated floor, doors leading to to bedroom one, bedroom two and bathroom.

BEDROOM ONE

13'04 x 11'09 (4.06m x 3.58m)
UPVC double glazed window x2, central heated radiator, exposed beams, media points and door to store.

BEDROOM TWO

11'11 x 9'11 (3.63m x 3.02m)
UPVC double glazed window x2, central heated radiator, exposed beams and media points.

BATHROOM

9'08 x 4'00 (2.95m x 1.22m)
UPVC double glazed frosted window, central heated towel radiator, 3 piece suite, dual flush WC, vanity wash basin, mixed tap, walk in double main feed shower, spotlights, extractor fan and tiled floor and walls.



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