



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(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		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## 4-6 Mill Street, Burnley, BB12 8EX

### £625

#### ONE BEDROOM APARTMENT

We are thrilled to bring this bright one bedroom apartment to the lettings market. Boasting a bright bedroom, spacious living room/kitchen and a three piece bathroom suite as well as convenient storage. 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 hallway with doors providing access to the bedroom, a three piece bathroom suite, a kitchen/living room and a storage cupboard. Externally. To arrange any viewings, please contact the lettings team.

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- Fantastic Renovation
- 1 Bed Flat
- Modern Kitchen

ENTRANCE

Enter via wood door into hall.

HALL

15'06 x 3'04 (4.72m x 1.02m)

Central heated radiator, smoke alarm,

KITCHEN / LIVING AREA

21'05 x 10'00 (6.53m x 3.05m)

UPVC double glazed window, central heated radiator, matt base units, matt work tops, breakfast bar, stainless steel sink + drainer, mixed tap, oven, 4 ring hob, half fridge, spotlights, extractor fan, part tiled wall in kitchen, media points and carpeted flooring.

BEDROOM

14'03 x 12'11 (4.34m x 3.94m)

A double room with freshly fitted carpets, UPVC double glazed window, central heated radiator, oak door, spotlights and media points.

BATHROOM

6'04 x 5'07 (1.93m x 1.70m)

UPVC double glazed towel radiator, 3 piece suite, dual flush WC, vanity wash basin, mixed tap, tiled bath, main feed shower, extractor fan and tiled floor

