



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	84
(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.

## 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.

# Milton Street, Burnley, BB12 8RJ

£750



- 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

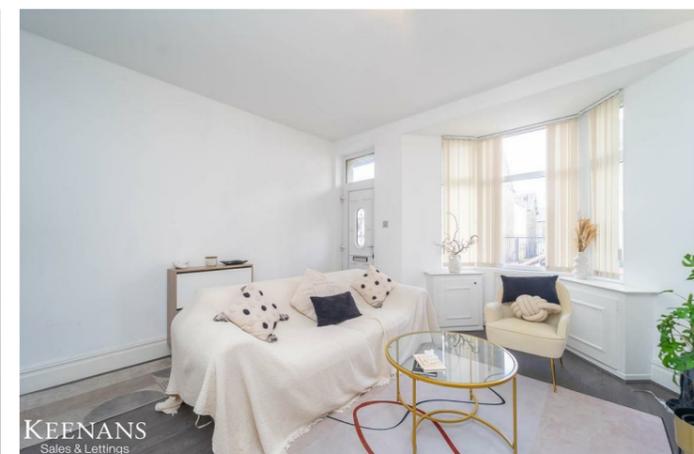
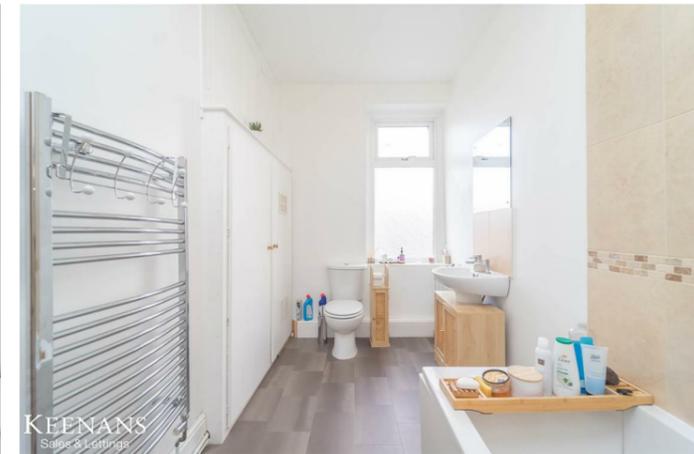
15'3 x 12' (4.65m x 3.66m)

### Bedroom Two

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

### Bathroom

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



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