





31 Mizpah Street

Burnley

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Two-bedroom terraced home
- Popular residential location
- Two separate reception rooms
- Council Tax Band A - Leasehold Tenure
- On-street parking available further along the street
- Well presented
- Ideal first home

Ground Floor
Stepping inside, the entrance leads into a hallway providing access to the two main reception rooms and stairs to the first floor. To the front is a well-proportioned dining room, measuring approximately 4.01m x 3.19m, with a bay window bringing natural light into the space. There is plenty of room for a dining table and additional furniture, making this a practical setting for everyday meals or entertaining. The living room sits towards the rear and is a particularly generous space, measuring approximately 4.84m x 4.23m. Finished in a contemporary grey colour scheme with wood-effect flooring, the room features a fireplace with an electric fire and a feature wall above. Its proportions allow for a comfortable range of seating while retaining plenty of usable floor space. Beyond the living room is the kitchen, fitted with a range of white wall and base units complemented by grey work surfaces and a tiled splashback.

First Floor
The first-floor landing leads to two bedrooms and the bathroom. The main bedroom measures approximately 3.41m x 4.38m and offers excellent proportions for a double bedroom. A substantial range of fitted wardrobes provides useful storage while still leaving room for additional freestanding furniture. Bedroom two measures approximately 4.85m x 2.15m. Its longer layout provides space for a bed and additional bedroom furniture, making it suitable as a second bedroom or potentially a home office depending on individual requirements. The wall-mounted boiler is located within this room. Completing the first floor is the bathroom, fitted with a white suite comprising a bath, pedestal wash basin and WC. A frosted window provides natural light and privacy, while built-in storage adds further practicality.

External
To the rear is an enclosed paved courtyard, providing a low-maintenance outside space with gated access and access into the kitchen. At the front, the property is set behind a small walled forecourt. There are double yellow lines immediately outside the property, so parking is not available directly in front. On-street parking can be found further along the street.

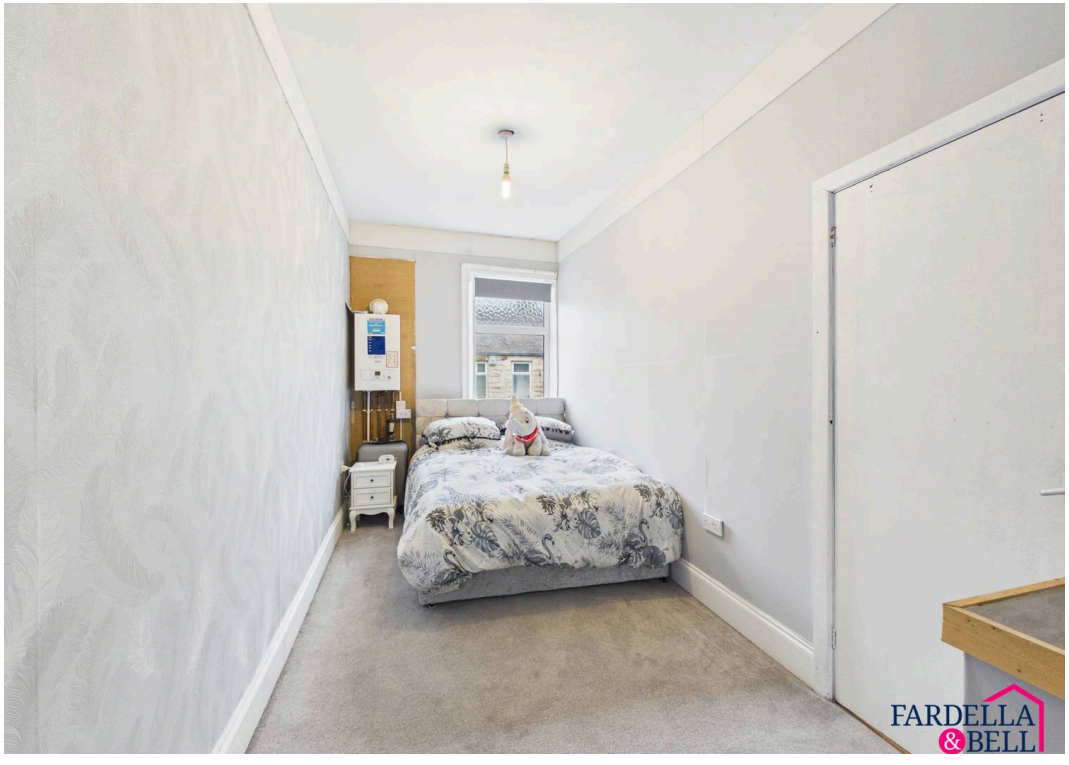


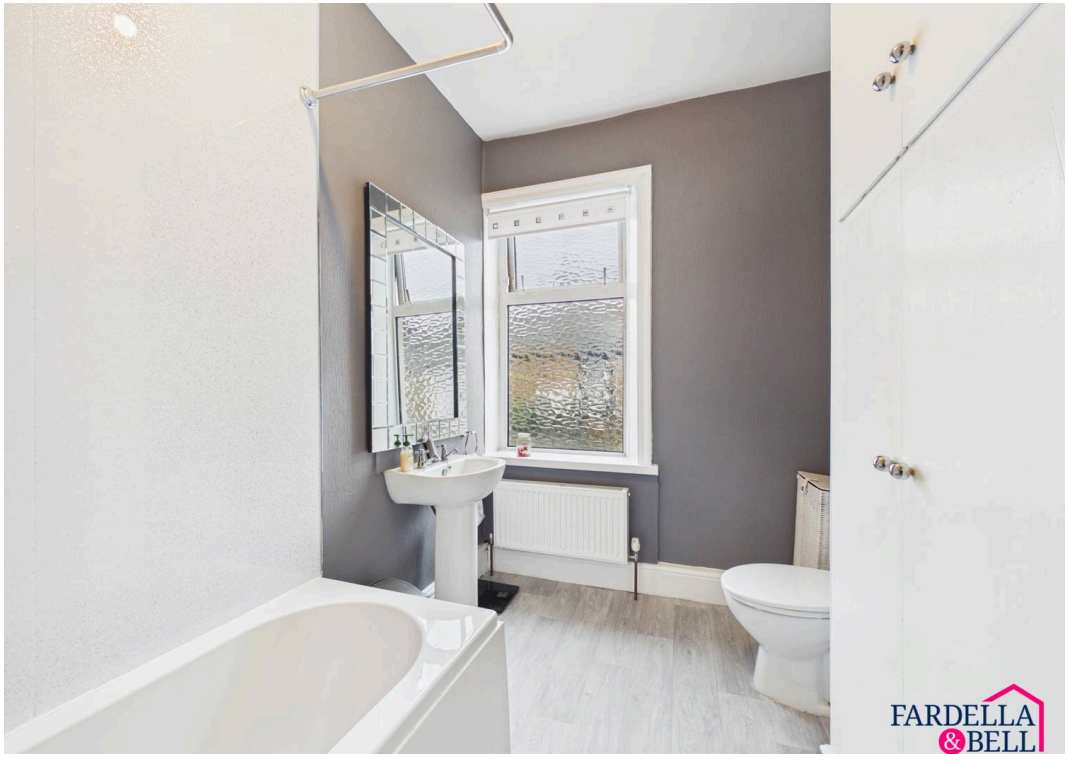


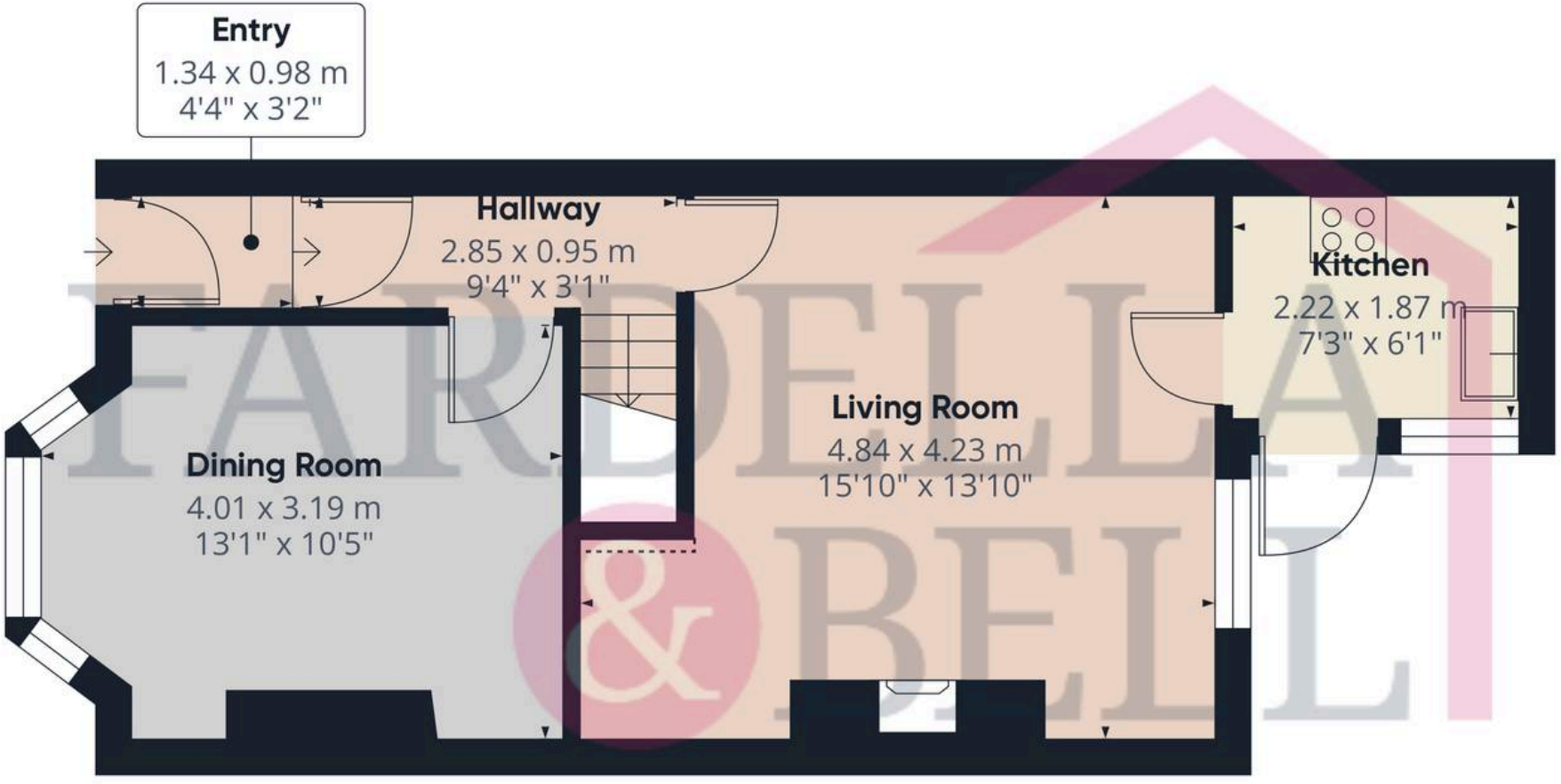



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Approximate total area(1)

38.8 m²

417 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

N E S W

Floor 0

GARDEN









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