Burnley Sales & Lettings Ltd.

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78 Coal Clough Lane,
Burnley, BB11 4NW



Mitchell Street
, Burnley, BB12 0HH

£700 Per month

2 1 2 D

Two-Bedroom Property with Office Space – Mitchell Street, Burnley – £700 PCM

This spacious two-bedroom property is situated on Mitchell Street, Burnley, offering generous living accommodation, plenty of additional space and a wealth of original character throughout.

The ground floor comprises an entrance hallway, two large double reception rooms, providing ample space for







both relaxing and entertaining, and a spacious fitted kitchen complete with dishwasher. The property also benefits from attractive original fireplaces, adding charm and character to the living accommodation.

To the first floor are two bedrooms, a large additional office space which could alternatively be used as a spare bedroom, and a family bathroom. The property further benefits from plenty of additional attic space, providing useful storage.

Externally, the property benefits from an elevated rear yard. Further improvements will be carried out prior to the commencement of the tenancy, including new flooring to the kitchen and bathroom, along with replacement of the first-floor windows.

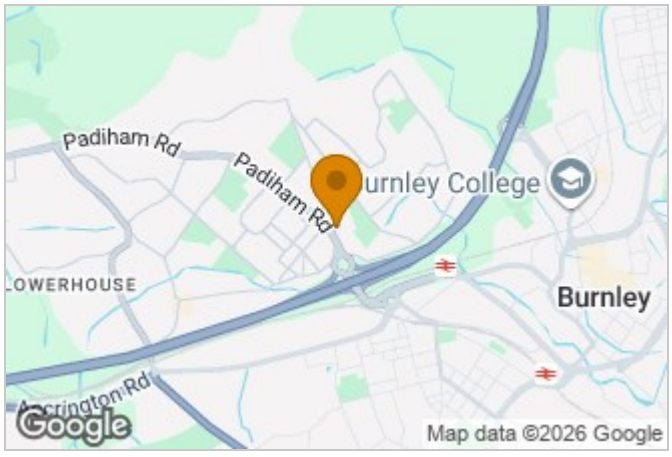
Rental Details:
Rent: £700 per calendar month
Deposit: £700
Council Tax: band A
EPC Rating: D

Room Measurements:
- Reception Room One – 3.30m x 3.10m (10'10 x 10'02)
- Reception Room Two – 4.19m x 4.24m (13'09 x 13'11)
- Kitchen – 2.51m x 4.11m (8'03 x 13'06)
- Bedroom One – 3.30m x 4.24m (10'10 x 13'11)
- Bedroom Two – 3.33m x 2.06m (10'11 x 6'09)
- Office/Spare Bedroom – 3.18m x 2.06m (10'05 x 6'09)
- Bathroom – 1.83m x 2.06m (6'00 x 6'09)

An excellent opportunity to rent a spacious and characterful home, offering versatile accommodation and plenty of additional space, ideally suited to professional tenants, couples or small families.

Floor Plans

Area Map



Accommodation Details

Reception Room One 10'10 x 10'02 (3.30m x 3.10m)

Reception Room Two 13'09 x 13'11 (4.19m x 4.24m)

Kitchen 8'03 x 13'06 (2.51m x 4.11m)

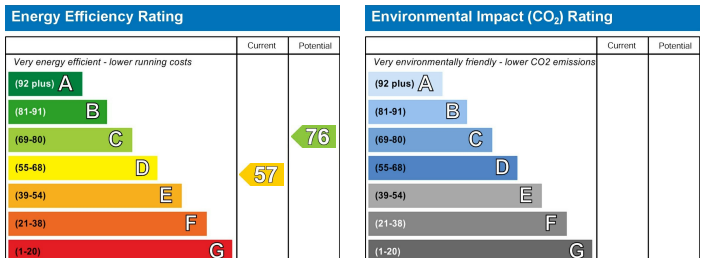
Bedroom One 10'0" x 13'10" (3.05m x 4.24m)

Bedroom Two 10'11 x 6'09 (3.33m x 2.06m)

Office/Spare Room 10'05 x 6'09 (3.18m x 2.06m)

Bathroom 6'00 x 6'09 (1.83m x 2.06m)

Energy Efficiency Graph



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.

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