



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

A STUNNING ONE BEDROOM APARTMENT - AVAILABLE STRAIGHT AWAY

We are thrilled to bring this bright one bedroom apartment to the lettings market. Boasting a bright double bedroom, spacious living room/kitchen and a three piece bathroom suite as well as convenient storage and resident parking, this property is 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 and storage. Externally, this property offers off-road parking.

To arrange any viewings, please contact the lettings team.

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£625

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- Available Now
- Call Keenans to view
- Stunning finish throughout

ENTRANCE

Enter via UPVC double glazed door into kitchen/living room.

KITCHEN/LIVING ROOM

20'00 x 10'06 (6.10m x 3.20m)  
UPVC double glazed window x2, central heated radiator x2, matt wall + base units, matt work tops, stainless steel sink + drainer, mixed tap, oven, 4 ring hob, extractor hood, fridge freezer full length, plumbing for washer, spotlights, smoke alarm, media points, laminated floor in kitchen area, carpeted floor in living area and door to inner hall.

INNER HALL

8'02 x 3'02 (2.49m x 0.97m)  
Central heated radiator, spotlights, smoke alarm, doors leading to bedroom, bathroom and store.

BEDROOM

12'10 x 9'07 (3.91m x 2.92m)  
UPVC double glazed window, UPVC double glazed partially frosted window, central heated radiator, spotlights and media points.

BATHROOM

8'00 x 6'03 (2.44m x 1.91m)  
Central heated towel radiator, 3 piece suite, dual flush WC, vanity wash basin, walk in double main feed shower, spotlights, extractor fan, LED mirror and tiled floor.

