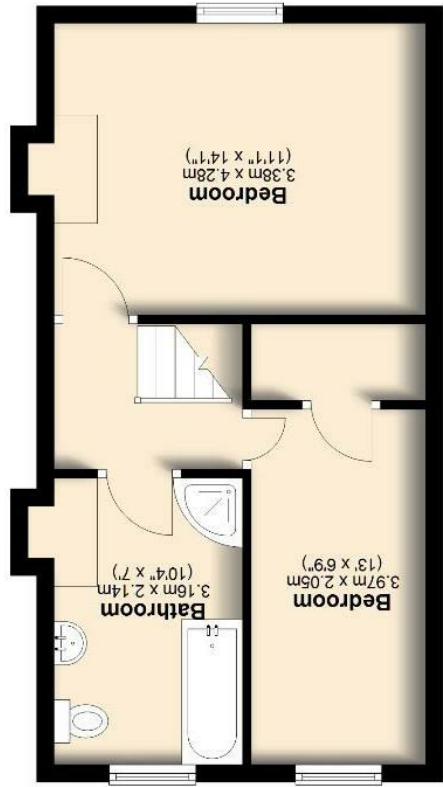




IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

### Mizpah Street, Burnley

Total area: approx. 77.4 sq. metres (833.1 sq. feet)  
All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them. Plan produced using PlanUp.



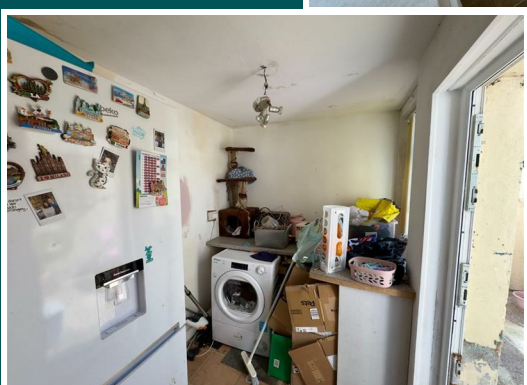
First Floor  
Approx. 36.2 sq. metres (389.4 sq. feet)



Ground Floor  
Approx. 41.2 sq. metres (443.8 sq. feet)



Asking Price £75,000

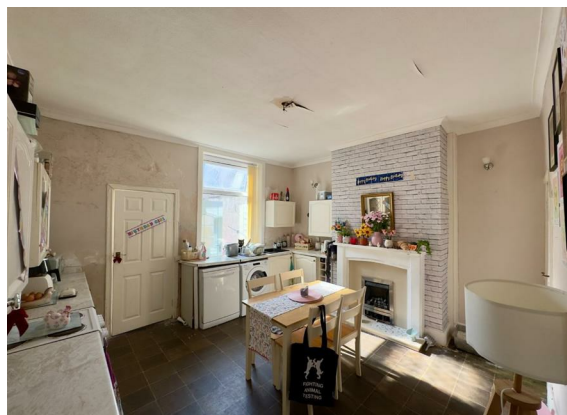
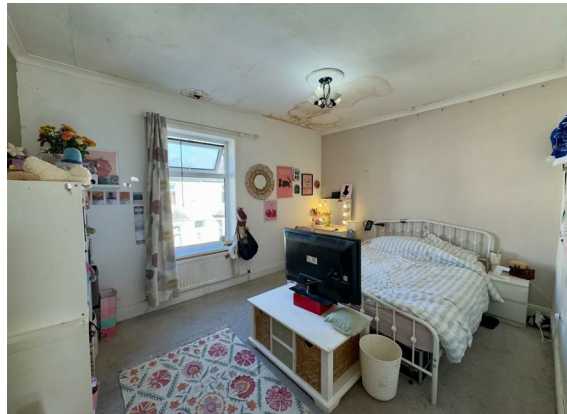


21 Mizpah Street

Burnley  
BB10 4DD



Council Tax Band: A



Petty Real are delighted to present to the market this well-positioned two-bedroom mid-terrace home on Mizpah Street, Burnley, offered for sale with no onward chain delay. An excellent opportunity for first-time buyers and investors alike, this property offers spacious accommodation and plenty of potential.

To the ground floor, the home features a generous reception room with a large bay-fronted window allowing for an abundance of natural light, creating a bright and welcoming living space. To the rear is a spacious kitchen diner, ideal for everyday living and entertaining, with the added benefit of a separate utility area.

Externally, the property benefits from a garden forecourt to the front and an enclosed rear yard. Conveniently located within easy reach of Burnley town centre, a short walk from Turf Moor, and positioned within the catchment area of highly regarded local schools, this property is ideally situated for a range of buyers. Early viewing is highly recommended.

### Property Description

Entering the property through the front door, you are welcomed into the entrance vestibule (0.94m x 1.38m), which in turn leads into the entrance hallway (0.94m x 2.94m), providing access to the ground floor accommodation and staircase to the first floor.

Positioned at the front of the property is the main reception room (3.24m x 3.37m), a bright and inviting living space centred around a large bay-fronted window that fills the room with natural light. Offering generous proportions, this room comfortably accommodates a range of freestanding furniture, making it an ideal everyday living and entertaining space.

To the rear of the property is the spacious kitchen dining room (4.31m x 4.03m), offering an excellent open space for both cooking and dining. The kitchen is fitted with work surfaces along the rear wall and to the right-hand side up to the chimney breast, with additional units positioned to the left-hand side between the kitchen entrance and utility access. The sink is thoughtfully positioned beneath the rear-facing window overlooking the yard, while the oven and hob are located along the left-hand side. The room benefits from ample storage with a range of wall and base units, alongside the added convenience of under-stairs storage.

Leading from the kitchen is the separate utility room (1.77m x 2.30m), providing a practical additional space with room for laundry appliances, a freestanding fridge freezer, and further storage if required. This room also offers direct access to the rear yard.

To the first floor, the landing provides access to two bedrooms and the family bathroom. The principal bedroom (4.30m x 3.38m) is located to the front of the property and is a generously proportioned double bedroom, offering ample space for a large bed, bedside furniture, wardrobes, and additional storage solutions.

The family bathroom (2.14m x 3.16m) is particularly spacious and is fitted with a four-piece suite comprising a walk-in shower cubicle, panelled bath, wash basin, and low-level WC.

Completing the first floor is the second bedroom (2.05m x 3.97m), a versatile room ideal as a child's bedroom, guest bedroom, or home office space, further benefiting from useful over-stairs storage.

Externally, the property enjoys a garden forecourt to the front and an enclosed rear yard, completing this well-proportioned home that will appeal to a variety of purchasers.

View more about this property online....

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)

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