



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	81
(81-91) B		
(69-80) C		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Westgate, Burnley, BB11 1RY

### Offers Over £160,000

#### SPACIOUS FIVE BEDROOM TERRACE PROPERTY

Situated in the charming area of Westgate, Burnley, this impressive large Victorian terrace property offers a wonderful opportunity for families seeking a spacious and comfortable home. With five generously sized bedrooms, this house provides ample space for both relaxation and privacy, making it ideal for family living or accommodating guests.

The property boasts two inviting reception rooms, perfect for entertaining or enjoying quiet evenings with loved ones. The elegant design and period features of the Victorian architecture add character and charm, creating a warm and welcoming atmosphere throughout the home.

Additionally, the property includes a basement, which presents a versatile space that can be transformed to suit your needs, whether as a storage area, a playroom, or a home office. The front and rear yards offer outdoor space for gardening, relaxation, or social gatherings, allowing you to enjoy the fresh air in the comfort of your own home.

This Victorian terrace is not just a house; it is a place where memories can be made. With its spacious layout and prime location in Westgate, it is an excellent choice for those looking to settle in a vibrant community. Do not miss the chance to make this delightful property your new home.



# Westgate, Burnley, BB11 1RY

## Offers Over £160,000

5 1 2 D

- Mid Terraced Property
  - Fitted Kitchen
  - On Street Parking
  - EPC Rating: D
- Five Bedrooms
  - Three Piece Bathroom
  - Tenure: Freehold
- Two Reception Rooms
  - Enclosed Rear Yard
  - Council Tax Band: B

### Ground Floor

#### Vestibule

5'2 x 3'6 (1.57m x 1.07m)  
UPVC double glazed frosted entrance door, coving and door to hall.

#### Hall

9'6 x 3'6 (2.90m x 1.07m)  
Central heating radiator, coving, stairs to first floor and doors to reception room one and kitchen.

#### Reception Room One

12'8 x 11'10 (3.86m x 3.61m)  
UPVC double glazed bay window, central heating radiator and coving.

#### Kitchen

18'2 x 5'6 (5.54m x 1.68m)  
UPVC double glazed frosted window, central heating radiator, spotlights, loft access, wall and base units, granite effect worktops, stainless steel sink with draining board and mixer tap, integrated oven, four ring gas hob, space for fridge freezer, wood effect lino flooring, door to reception room two and UPVC double glazed door to rear.

#### Reception Room Two

11'8 x 10'9 (3.56m x 3.28m)  
UPVC double glazed window, central heating radiator and door to cellar.

### Lower Ground Floor

#### Cellar

13' x 11' (3.96m x 3.35m)  
Three UPVC double glazed windows and central heating radiator.

### First Floor

#### Landing

16'8 x 6' (5.08m x 1.83m)  
Stairs to second floor and doors to three bedrooms and bathroom.

#### Bedroom One

13'5 x 10' (4.09m x 3.05m)  
UPVC double glazed bay window and central heating radiator.

#### Bedroom Two

9'6 x 8'9 (2.90m x 2.67m)  
UPVC double glazed window, central heating radiator and Ravenheat boiler.

#### Bathroom Three

12' x 6'10 (3.66m x 2.08m)  
UPVC double glazed window and central heating radiator.

### Bathroom

9' x 6'10 (2.74m x 2.08m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, part tiled elevation and lino flooring.

### Second Floor

#### Landing

Doors to two bedrooms.

#### Bedroom Four

17' x 12'3 (5.18m x 3.73m)  
UPVC double glazed window, central heating radiator and storage.

#### Bedroom Five

15'4 x 5'7 (4.67m x 1.70m)  
Velux window, central heating radiator and spotlights.

### External

#### Front

Enclosed courtyard.

#### Rear

Enclosed yard with gated access to rear.



Tel: 01282469023

www.keenans-estateagents.co.uk