



Westgate, Burnley, BB11 1RY


£1,095

SPACIOUS FIVE BEDROOM TERRACE PROPERTY

Situated in the charming area of Westgate, Burnley, this impressive large Victorian terrace property is being welcomed to the rental market. It 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.

For more information or to book a viewing please contact our Lettings team at your earliest convenience.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 5  1  2  D

- Mid Terraced Property
- Fitted Kitchen
- Excellent Transport and Commuter Links
- Close Proximity to Local Amenities
- Five Bedrooms
- Three Piece Bathroom
- Council Tax Band: B
- Two Reception Rooms
- Enclosed Rear Yard
- EPC Rating: D

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.

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.



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