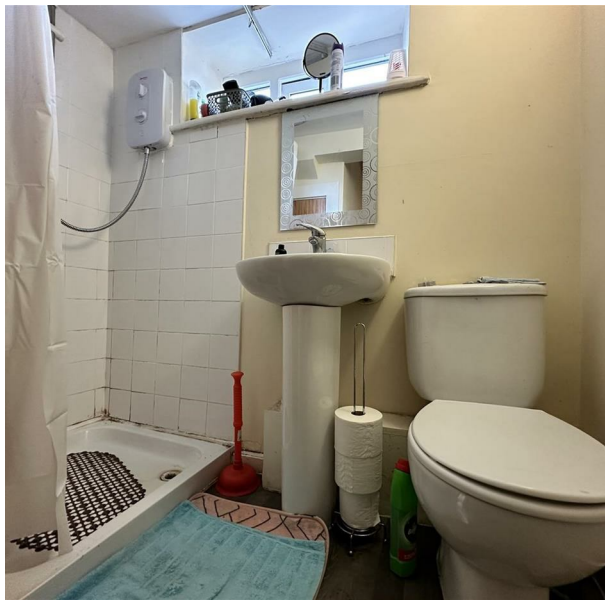


108B Westgate, Burnley, BB11 1SD
Offers over £40,000
Council Tax Band: A



Welcome to this charming one-bedroom ground-floor apartment located on Westgate. Upon entering through the communal entrance hallway, you're greeted by an inviting entrance vestibule. Close to motorway links, transport services, and a short walk into Burnley Town Centre. Sitting tenant paying £475 PCM.

The open-plan kitchen/living room is perfect for a couple or individual looking for a low-maintenance home/investment. Bathed in natural light streaming through a traditional sash window. The kitchen, cleverly arranged in a horseshoe configuration, offers both style and functionality, providing ample storage.

As you move through to the double bedroom, they are views overlooking the car park where the Leeds & Liverpool canal sits behind. Completing the picture of comfort and convenience is the bathroom, featuring a sleek three-piece suite comprising a low-level WC, a pedestal hand wash basin, and a quadrant shower.

This is the ideal investment property. A monthly service charge applies. The property has electric storage heaters throughout



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