

Property Details

5 Western Avenue, Burnley,
Lancashire, BB11 4JW

OIRO £280,000



Property Photos

5 Western Avenue, Burnley, Lancashire, BB11 4JW

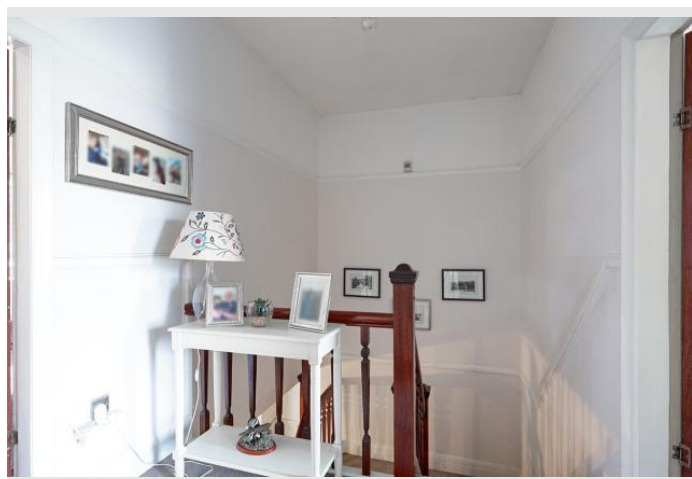
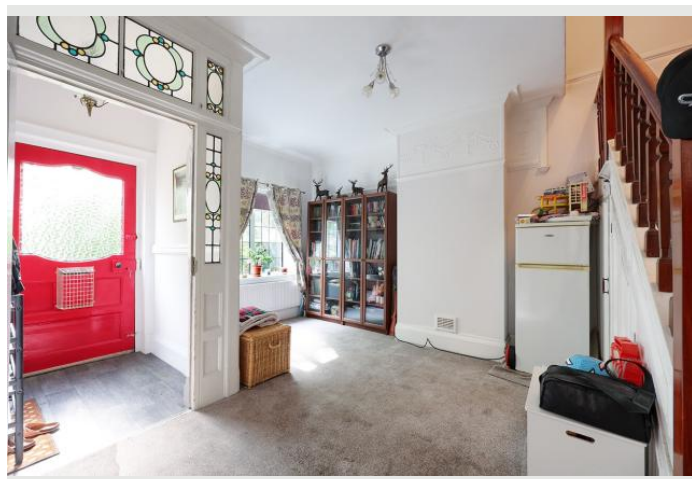


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09/09/2025

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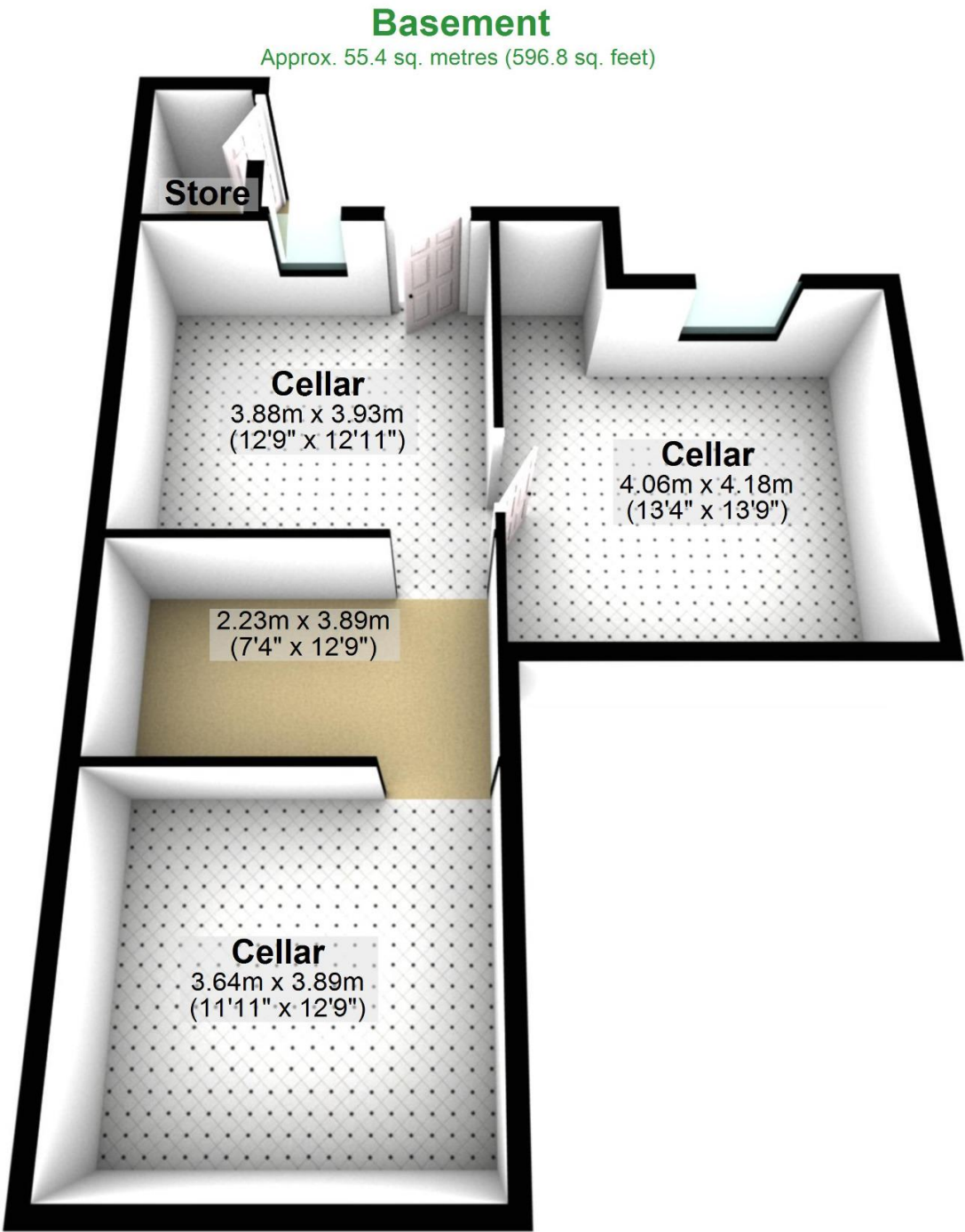


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Property Floor Plans

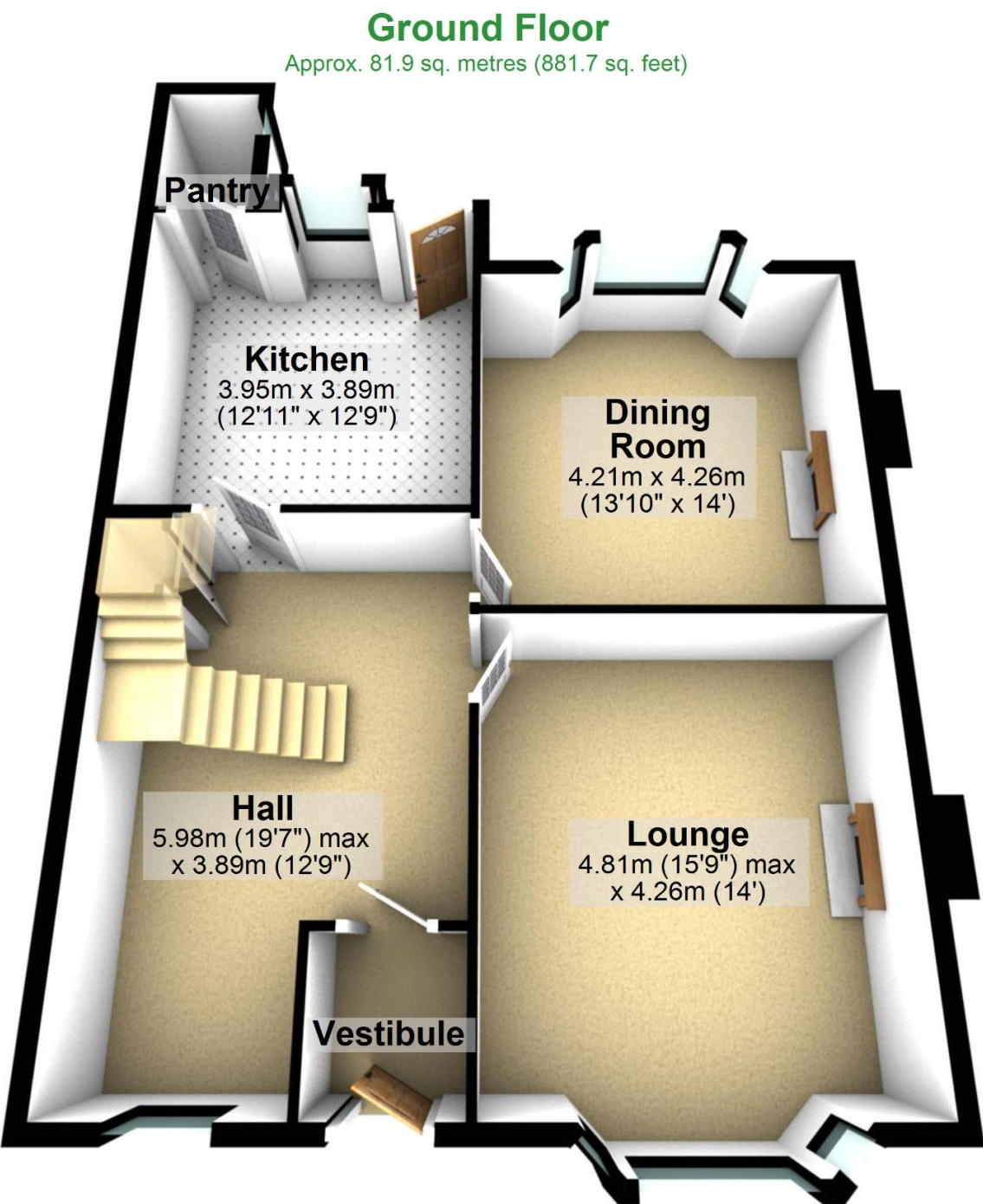
5 Western Avenue, Burnley, Lancashire, BB11 4JW



Total area: approx. 216.5 sq. metres (2330.0 sq. feet)

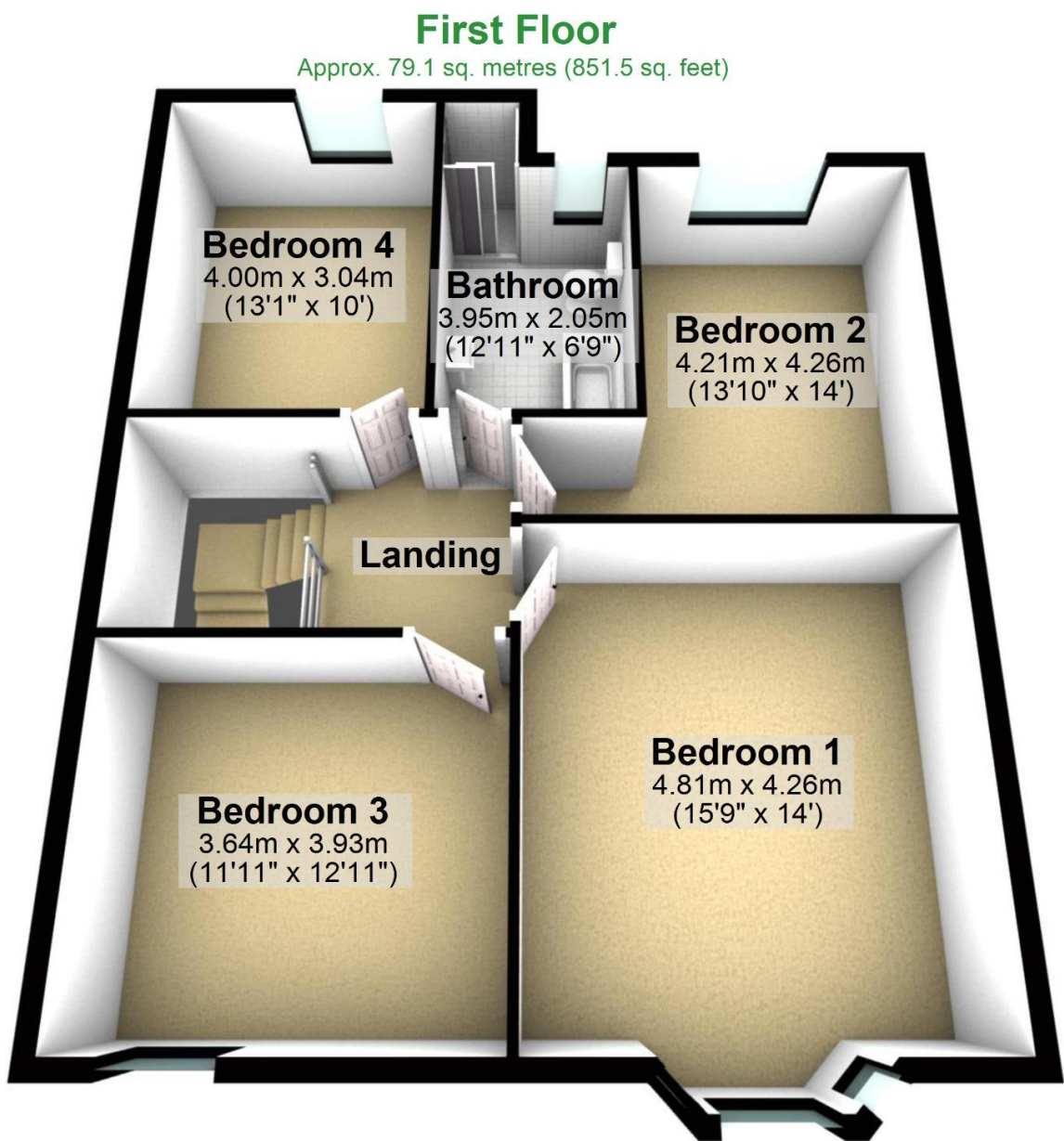
Property Floor Plans

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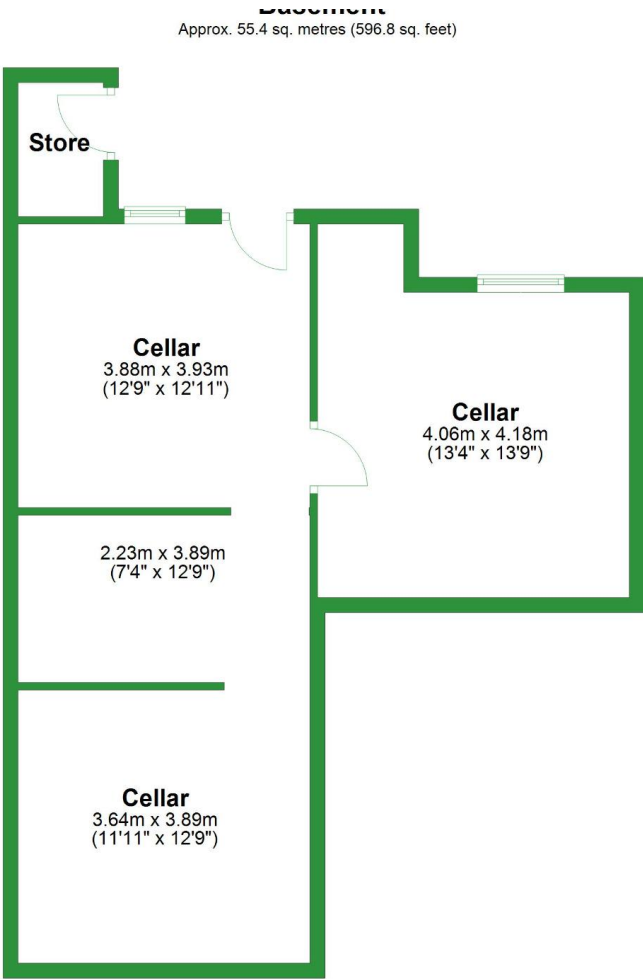
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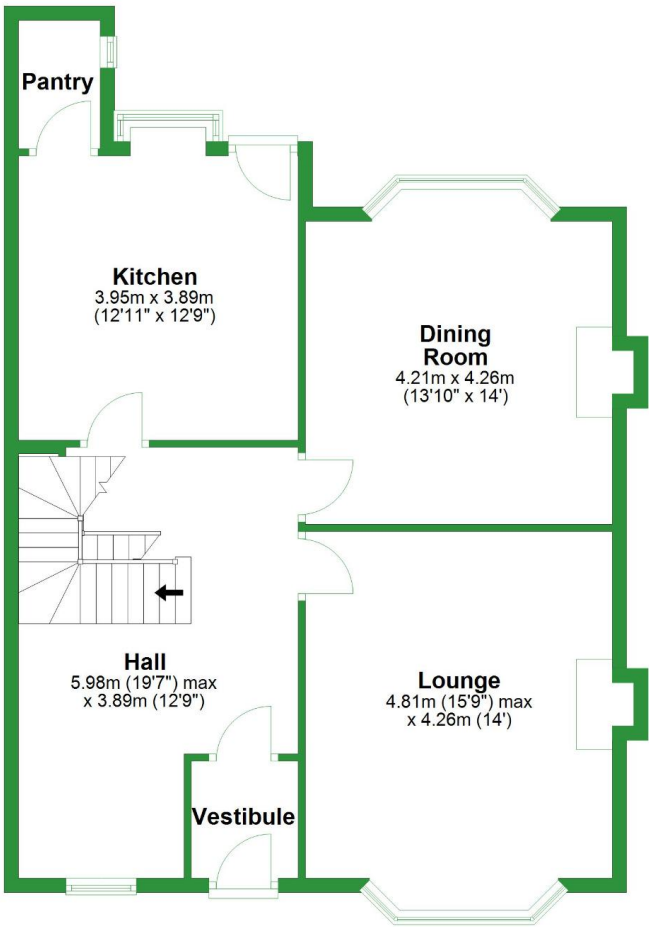
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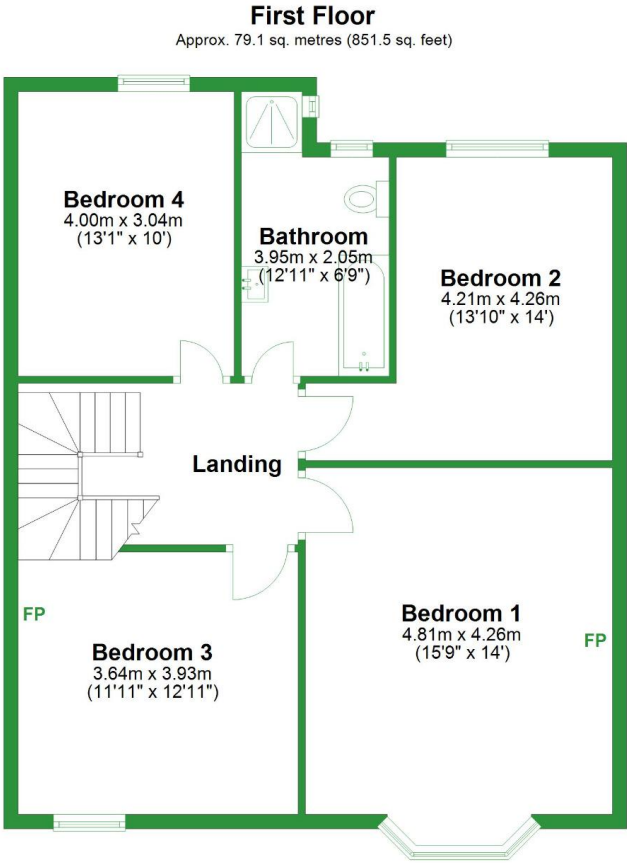
Ground Floor

Approx. 81.9 sq. metres (881.7 sq. feet)



Property Floor Plans

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Property Info

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Property Type
House
Property Style
Terraced
Bedrooms
4
Bathroom
1
Receptions
2
Tenure Type
Freehold
Floor Area
2330
Agency Type
Sole
Parking
Drive
Type
Sales
Electricity
Mains Supply

Property Info

5 Western Avenue, Burnley, Lancashire, BB11 4JW

Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
-
Condition
-
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

OIRO

Price

£280,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Property Features

5 Western Avenue, Burnley, Lancashire, BB11 4JW

Feature 1

Four Bedroom Property

Feature 2

Two Good Sized Reception Rooms

Feature 3

Basement For Extra Storage

Feature 4

Quiet Residential Location

Feature 5

Within Walking Distance To Scott Park And Amenities

Feature 6

Driveway And Garage

Property Description

5 Western Avenue, Burnley, Lancashire, BB11 4JW

Spacious Four-Bedroom Family Home with Garden, Driveway and Garage

Spacious Four-Bedroom Family Home with Garden, Driveway and Garage

Key Features

- Four double bedrooms
- Large lounge with wood burner
- Modern kitchen to the rear with a breakfast bar and pantry
- Basement for extra storage
- Driveway and garage to the rear
- Within walking distance of local parks and amenities
- Short drive to Burnley town centre
- Quiet residential location

This lovely family home offers plenty of space inside and out. The large entrance hallway leads to a bright lounge at the front, complete with a wood burner. The dining room at the rear overlooks the garden, and the modern kitchen features a breakfast bar and pantry. A large basement provides excellent storage or hobby space. Upstairs, there are four double bedrooms and a family bathroom with both a bath and separate shower. Outside, the front garden is set with trees and shrubs, while the rear garden offers further space, greenery, and a storage area. A driveway and garage complete the property.

From the Agent's Perspective:

This property offers a great balance of space and practicality. It is well suited for families looking for a long-term home with generous room sizes and practical features. The layout allows for comfortable everyday living as well as entertaining, and the combination of the basement, garden, and garage makes it a very versatile home.

From the Client's Perspective:

This has been our happy family home for 25 years, our children have grown up and left the nest, so it's time to move on. Built in 1907, it still has many original features and the typically large rooms of that period.

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The area is very quiet, with views from the windows directly into Scott Park, surrounded by trees. There are four full-sized bedrooms, all double-glazed and with gas central heating, plus a top-floor room that is floored and plaster boarded. The basement has three rooms ideal for storage. Outside, there's a single garage, hard standing within the property, and space for two cars on-street. Mature front and rear gardens are easily maintained.

We've had many happy times here and will be sad to leave.

Additional Information

Tenure- Freehold

Council tax band - E

Heating- Gas central heating

Electric- Mains

Drainage - Mains

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