



70 Westwood Road

Burnley

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

Situated within a popular cul-de-sac in the sought-after Ightenhill area, this well-presented two-bedroom home offers an excellent opportunity for first-time buyers, downsizers or anyone looking for a comfortable property in a convenient residential setting. The accommodation includes an entrance porch with useful storage, a welcoming living room, an open-plan kitchen and dining space, and a recently upgraded conservatory with a full roof, creating a versatile additional reception room that can be enjoyed throughout the year. Upstairs are two bedrooms, an open landing with useful storage potential and a modern three-piece bathroom. Externally, the property benefits from a driveway providing parking for up to three vehicles and an enclosed rear garden with lawn and paved seating areas. Ideally positioned close to two well-regarded primary schools, a local nursery and everyday amenities, this appealing home combines practical living space with a highly convenient location.



Property Description

The property opens through a practical entrance porch, providing a useful area for coats, shoes and everyday storage before leading into the main accommodation. The bright and welcoming living room features a modern neutral finish, contemporary fireplace and valuable under-stairs storage. To the rear is an open-plan kitchen and dining area, fitted with a range of white units, contrasting work surfaces and space for appliances, while the dining area comfortably accommodates a family table. French doors lead into the recently converted conservatory, now completed with a full insulated roof to create a comfortable and versatile additional reception room. Upstairs, the open landing provides further useful storage potential and gives access to two bedrooms, including a well-presented double room and a second single bedroom. Completing the first floor is a modern three-piece bathroom comprising a panelled bath with shower over, wash basin and WC.





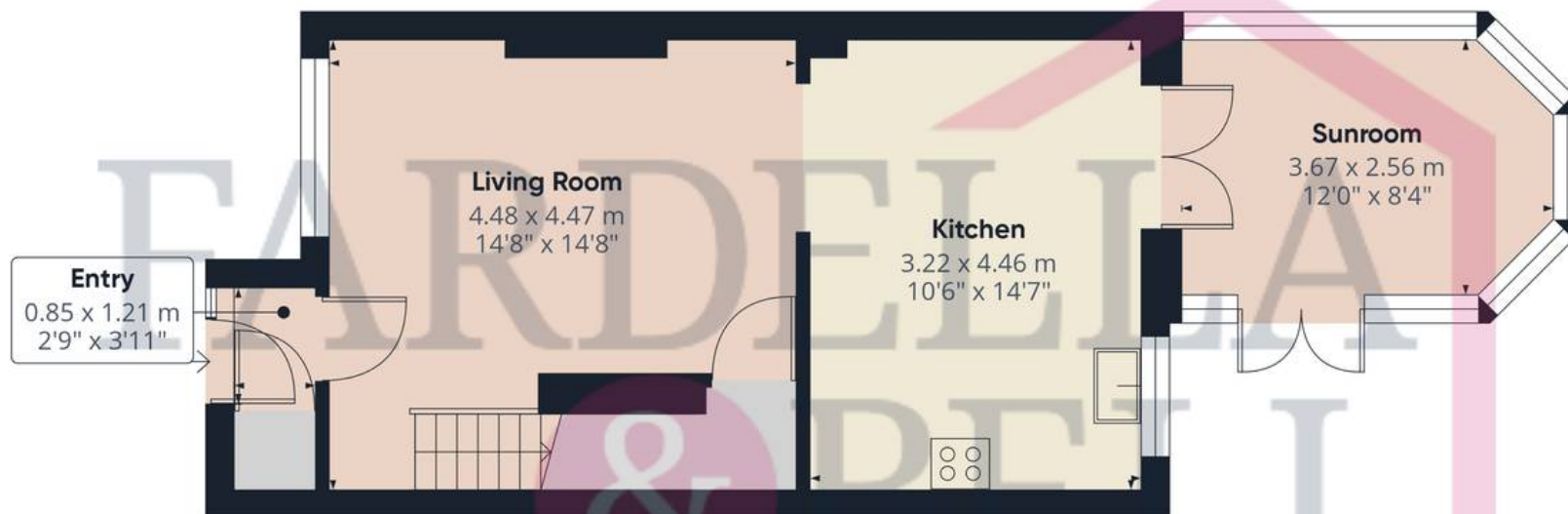
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

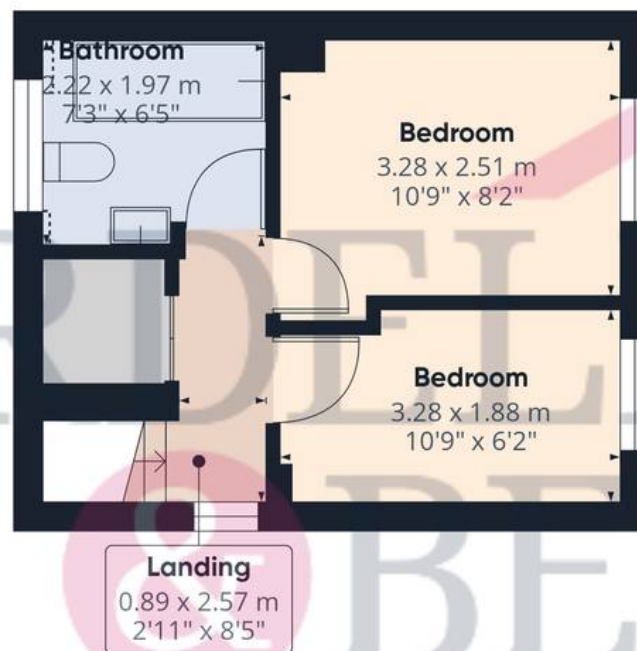
England, Scotland & Wales

EU Directive
2002/91/EC





Floor 0



Floor 1



Approximate total area⁽¹⁾

68.2 m²

734 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



GARDEN

Externally, the property benefits from a generous driveway providing off-road parking for up to three vehicles, with gated access leading alongside the home. To the front is a mature garden area with established trees, shrubs and hedging, adding privacy and kerb appeal. The rear garden offers an excellent balance of lawn and paved seating areas, creating plenty of space for outdoor dining, entertaining and family use. A raised patio sits directly outside the conservatory, while low retaining walls divide the garden into practical sections. The lawn is enclosed by timber fencing and established planting, providing a good degree of privacy. Further gravelled space runs along the side of the property, offering useful access and additional storage potential.

DRIVEWAY

3 Parking Spaces





**BRITISH
PROPERTY
AWARDS**

2025
★ ★ ★ ★ ★

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ESTATE AGENT
IN BURNLEY



**BRITISH
PROPERTY
AWARDS**

2025
★ ★ ★ ★ ★

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