



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Westbourne Avenue, Burnley

Total area: approx. 129.4 sq. metres (1393.2 sq. feet)
 All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
 Plan produced using Planip.



Offers In The Region Of £199,950



9 Westbourne Avenue

**Burnley
 BB11 4DG**



Council Tax Band: B



Petty Real are delighted to present for sale this substantial four-bedroom mid-terrace property on Westbourne Avenue, Burnley. Set over three spacious floors, this impressive home boasts a large bay-fronted reception room, a separate dining room flowing seamlessly into the rear kitchen, and generous living accommodation throughout. Externally, the property benefits from a private enclosed rear garden—ideal for entertaining family and friends—as well as two useful outdoor storage spaces.

Ideally positioned in a highly sought-after area, the property is within close proximity to Scott Park, perfect for leisurely walks, and Manchester Road train station, offering excellent transport links for commuters. Burnley Town Centre is also just a short distance away, providing a wide range of amenities, shops, and services.

Property Description

Petty Real are delighted to present for sale this substantial and well-proportioned four-bedroom mid-terrace property on Westbourne Avenue, Burnley, set over three spacious floors and offering versatile family living throughout.

Upon entering the property, you are welcomed into the entrance vestibule (1.65m x 0.91m), which leads through to a generous entrance hallway (1.81m x 4.00m), providing access to the main ground floor accommodation. To the front right, the bay-fronted reception room (4.20m x 4.66m) is a bright and airy space, flooded with natural light from the large window and offering ample room for a variety of furniture layouts. To the rear, the second reception room (4.09m x 3.59m) serves perfectly as a dining room, benefiting from a seamless flow into the kitchen and featuring useful integrated storage to one side of the chimney breast.

The kitchen (1.90m x 3.51m) is well arranged with units along the right-hand wall and additional worktop and storage space, with the sink positioned beneath the window and space for a freestanding oven and hob. From the rear garden, there is access to two useful outbuildings, including a utility room (1.89m x 3.20m) housing the boiler along with space for a washing machine and dryer, and an additional storage space (1.92m x 0.83m).

To the first floor, the master bedroom (3.51m x 4.69m) is positioned at the front of the property and offers generous proportions, with space for a large bed, bedside furniture, and fitted wardrobes along the left wall. Adjacent is bedroom four (1.84m x 2.43m), ideal as a child's bedroom or home office. To the rear, bedroom three (3.51m x 3.59m) is another well-sized room, benefiting from integrated storage and well suited for a growing family. The family bathroom (2.22m x 2.14m) comprises a three-piece suite including a bath with overhead shower, wash basin, WC, and additional storage.

The second floor hosts bedroom two (3.81m x 4.48m), a spacious and private retreat enhanced by a Velux skylight, allowing natural light to fill the room.

Externally, the property benefits from an enclosed rear garden, ideal for entertaining family and friends, along with the added convenience of external storage and utility spaces. Situated in a highly desirable area, the home is within close proximity to local amenities, well-regarded schools, Scott Park for leisurely walks, and Manchester Road train station, offering excellent transport links.

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