



2 Bedrooms

House

Offers Over

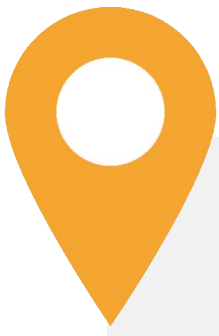
£85,000

Located in

Burnley



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18 Westmorland Road, BB11 4PN

Burnley | | BB11 4PN



Nestled in the heart of Burnley on Westmorland Street, this charming two-bedroom terraced house presents an excellent opportunity for both first-time buyers and savvy investors. Priced at offers over £85,000, this well-maintained property is ideally located within a vibrant residential area, providing easy access to local amenities, schools, shops, and efficient transport links.

Upon entering, you will find a bright and inviting living room that serves as the perfect space for relaxation and entertaining. The fitted kitchen is practical and functional, ready for your culinary adventures. The two generously sized bedrooms offer ample space for rest and personalisation, while the family bathroom is conveniently situated to serve the household.

This home is currently vacant, allowing for a swift purchase without the complications of an onward chain. For investors, the property previously achieved a rental income of £682.50 per calendar month, highlighting its strong potential for generating income.

With its appealing features and prime location, this terraced house is a wonderful opportunity for those looking to step onto the property ladder or expand their investment portfolio. We highly recommend scheduling a viewing to fully appreciate what this delightful home has to offer.

18 Westmorland Road, BB11

£85,000



- 2 spacious bedrooms
- Bright living room
- Terraced house
- Close to schools
- Ideal for first-time buyers
- 1 family bathroom
- Fitted kitchen
- Popular Burnley location
- Near shops and transport
- Viewing recommended

EPC Rating: D

Council Tax Band A

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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