

# Property Details

45 Westbourne Avenue, Burnley,  
Lancashire, BB11 4DG

Guide Price **£270,000**





# Property Photos

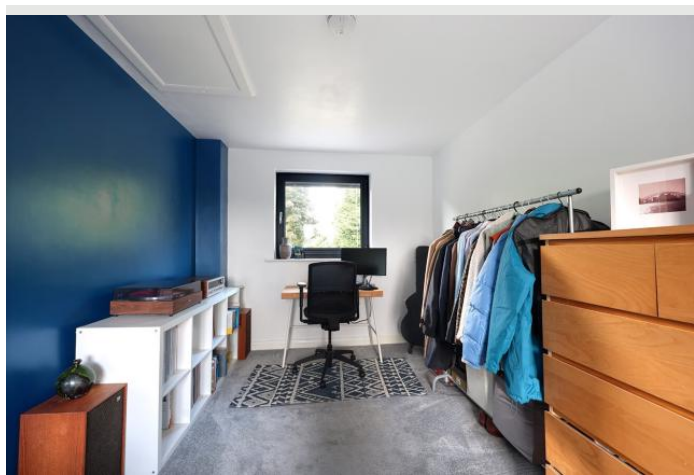
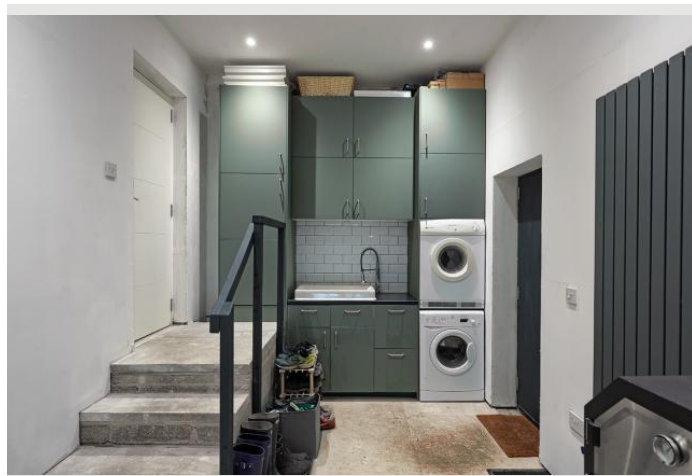
45 Westbourne Avenue, Burnley, Lancashire, BB11 4DG



Creation Date  
13/06/2025

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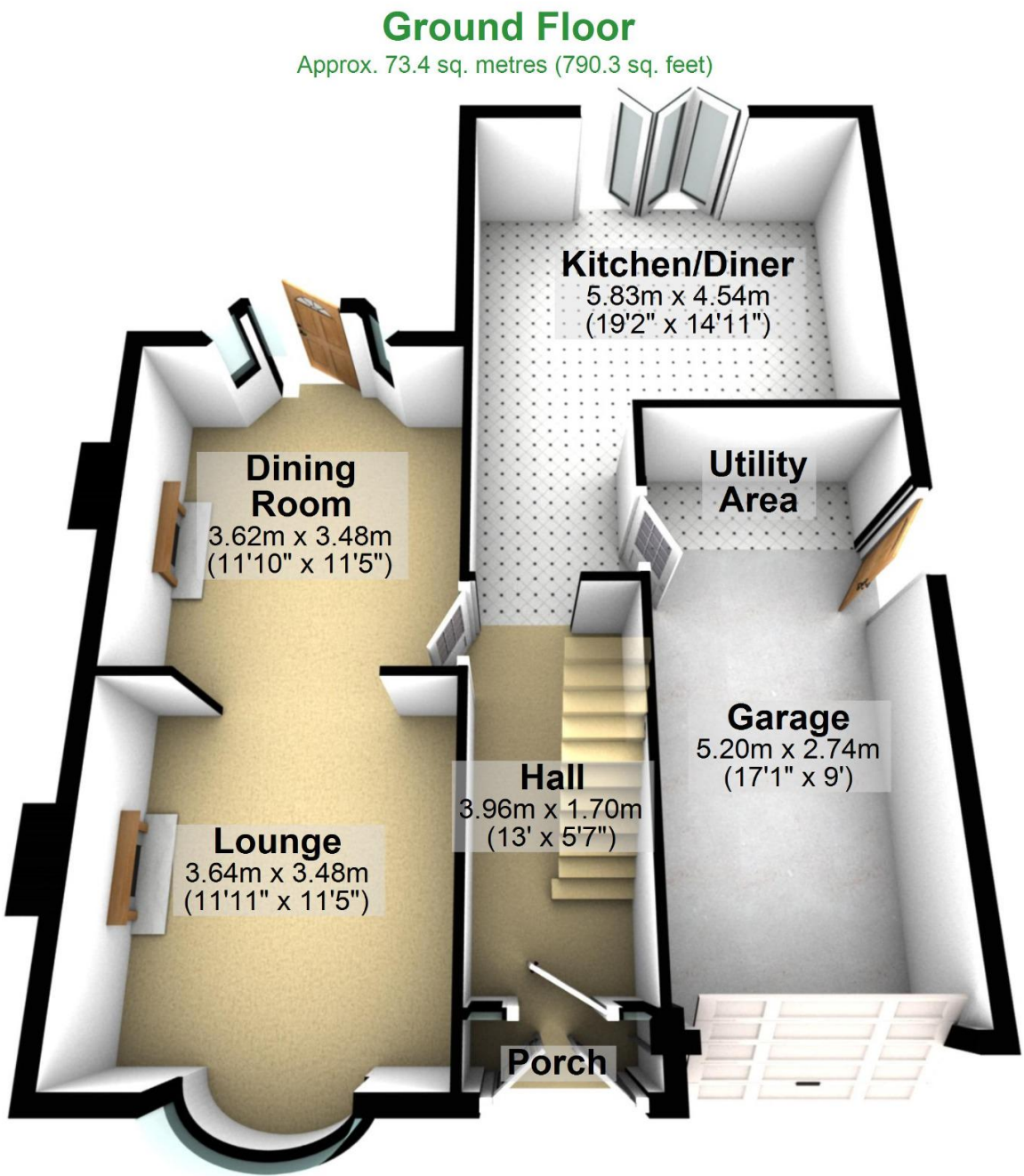
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# Property Floor Plans

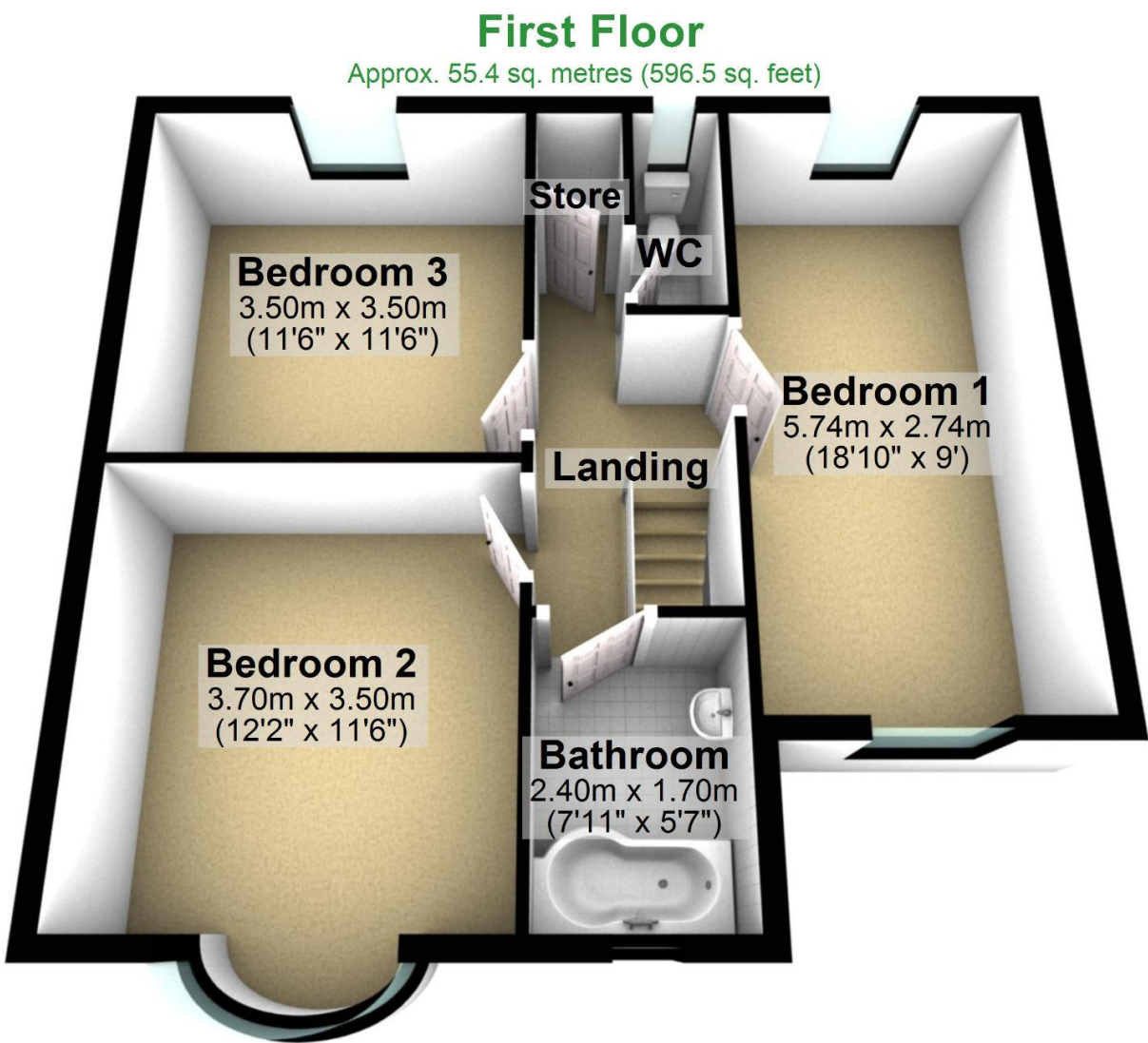
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Total area: approx. 128.8 sq. metres (1386.7 sq. feet)

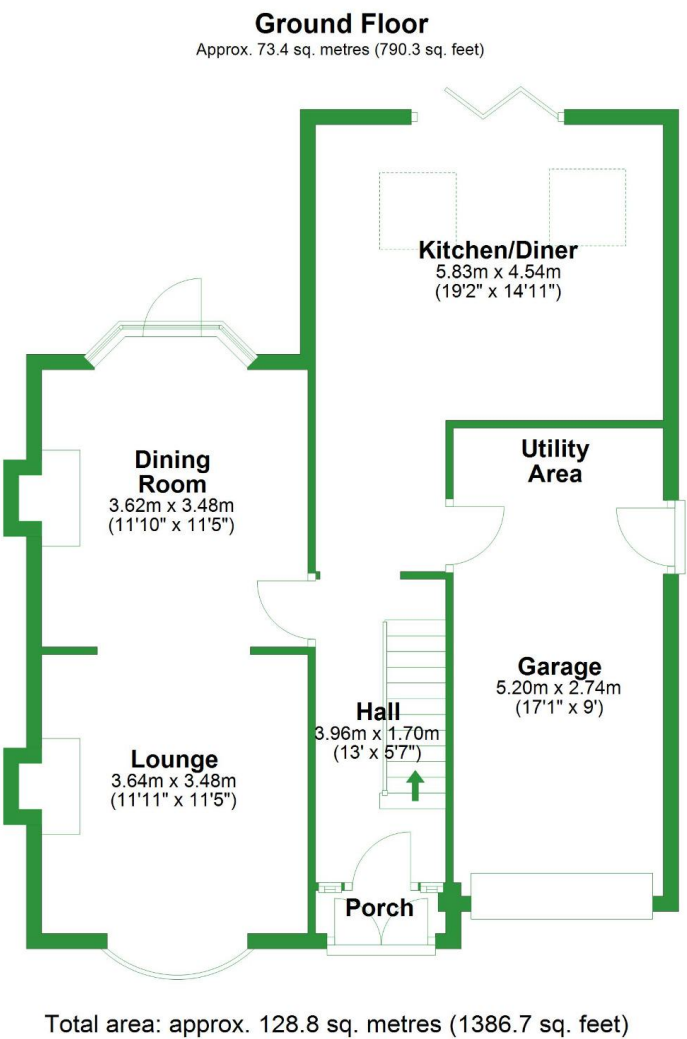
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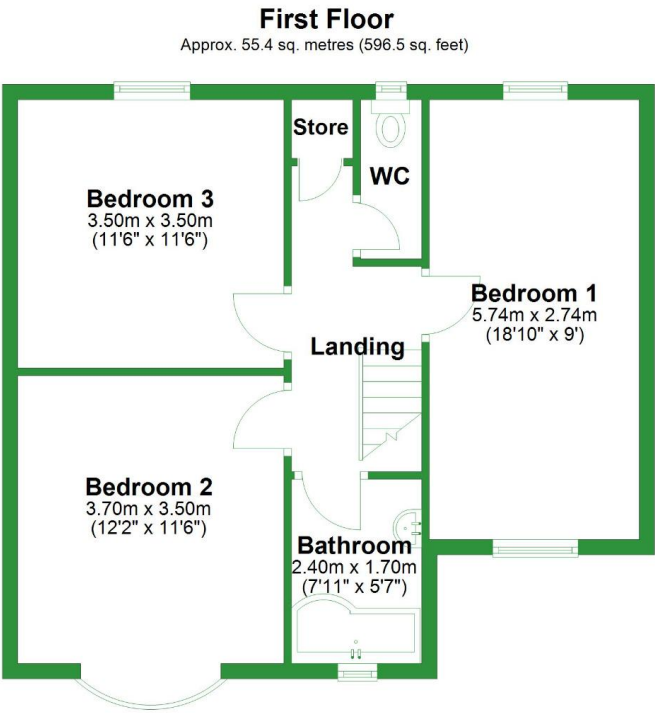
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# Property Floor Plans

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# Property Info

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Property Type
House
Property Style
Semi-Detached
Bedrooms
3
Bathroom
1
Receptions
2
Tenure Type
Leasehold
Floor Area
1386.7
Agency Type
Sole
Parking
Drive
Type
Sales
Electricity
Mains Supply



# Property Info

45 Westbourne Avenue, Burnley, Lancashire, BB11 4DG

Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
3.93
Current Service Charge
-
Rent Review Period (Year)
-

# Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
2933-05-01
Price Qualifier
Guide Price
Price
£270,000
Land Size
-
Age of Property
-
Year Built
-
New Home
No



# Property Features

45 Westbourne Avenue, Burnley, Lancashire, BB11 4DG

## Feature 1

Semi Detached Property

## Feature 2

Lovely Bright Kitchen/diner With Doors Into The Garden

## Feature 3

Open Plan Lounge And Dining Room

## Feature 4

Three Bedrooms

## Feature 5

Utility Area With The Garage

## Feature 6

Driveway Parking

## Feature 7

Quiet Residential Street

## Feature 8

Private Rear Garden

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# Property Description

45 Westbourne Avenue, Burnley, Lancashire, BB11 4DG

## Lovely Three-Bedroom Home with Stylish Interior

Lovely Three-Bedroom Home with Stylish Interior

- Semi-detached property with driveway and garage
- Three good-sized bedrooms
- Open plan lounge and dining room with large bay window and log burner
- Modern kitchen/diner with an island and bifold doors into the garden
- Utility room located in the garage with internal access
- Lovely private rear garden with flowers and shrubs
- Driveway parking
- Well-maintained front lawn
- Quiet location
- Good access to M65 motorway and bus routes

Welcome to Westbourne Avenue in Burnley a semi-detached home that's well presented throughout. Downstairs, there's a bright and spacious open-plan lounge and dining area, complete with a cosy log burner and a large bay window that lets in plenty of natural light. The modern kitchen/diner at the back is a great space for everyday living, fitted with integrated appliances, an island, two Velux windows, and bifold doors leading out to the garden. There are two useful under-the-stairs storage areas, and internal access to the garage where you'll find a handy utility room.

Upstairs, the home has three good-sized bedrooms, a family bathroom, and a separate WC. Bedroom one is particularly spacious and could be split into two bedrooms, as per the property's pre-approved plans. Outside, the rear garden is private and well-kept, with flowers, shrubs, a patio seating area, and a gravel area for extra space to relax. The front of the property has a neat lawn and a driveway.

From the Agent's Perspective:

The property feels both welcoming and up to date throughout. It's ideal for a family or couple looking for a home that's ready to move into. The layout is practical, the

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kitchen/diner extension is a standout, and the garden gives you space to enjoy the outdoors. The location is also well suited to buyers who want easy access to local schools, shops, and transport links.

From the Client's Perspective:

We've lived on Westbourne Avenue for 16 years and have loved the strong sense of community, with friendly neighbours and regular street events. The location has been ideal, close to Scott Park, green spaces, and great transport links for work. We've especially enjoyed the sunny garden, which is perfect for relaxing. We're only moving due to a work relocation and will really miss this lovely home.

Additional Information

Tenure- Leasehold, 908 years remaining.

Council tax band - C

Heating- Gas central heating

Electric- Mains

Drainage - Mains

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