

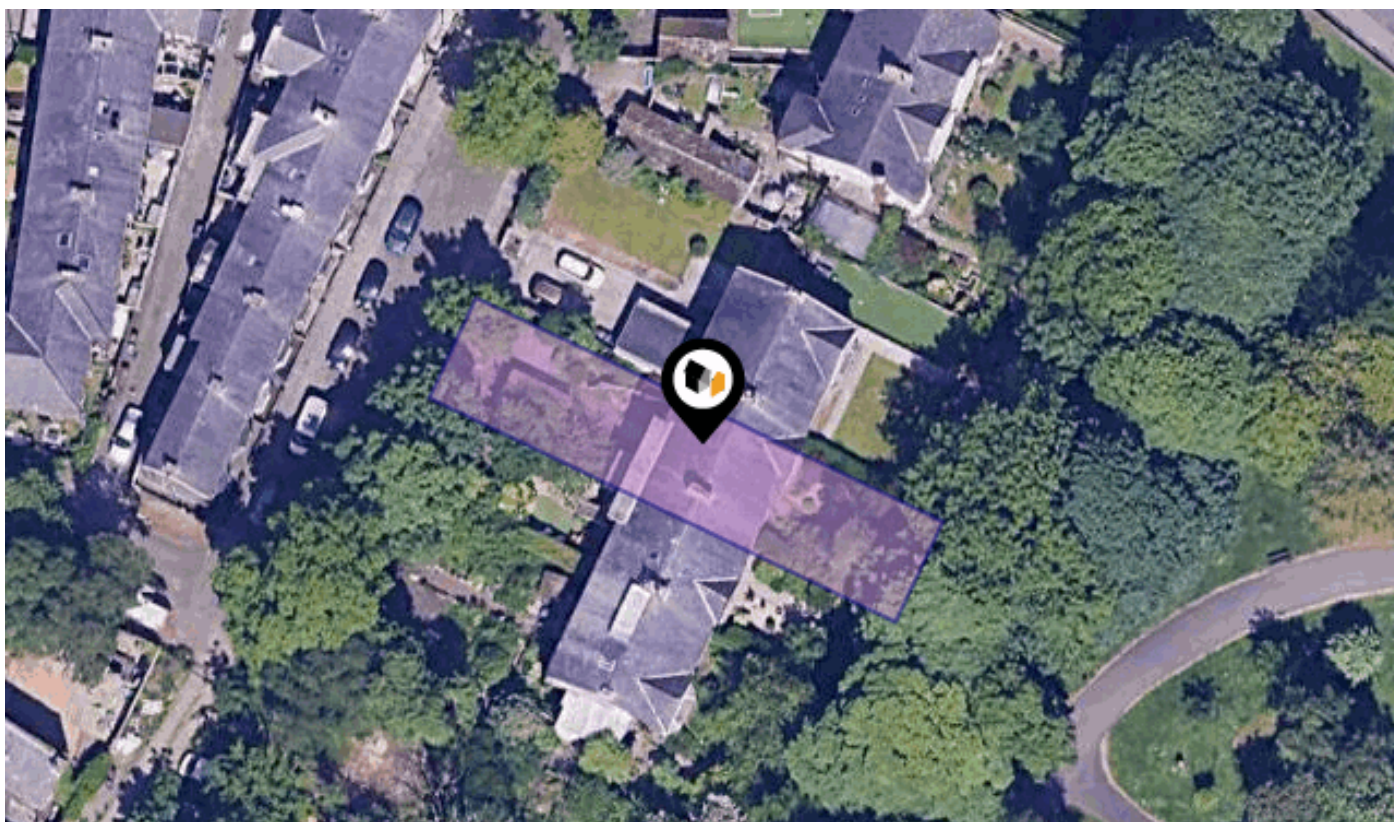


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 09th September 2025



WESTERN AVENUE, BURNLEY, BB11

Pendle Hill Properties

154 Whalley Road Read BB12 7PN

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www.pendlehillproperties.co.uk






















Property

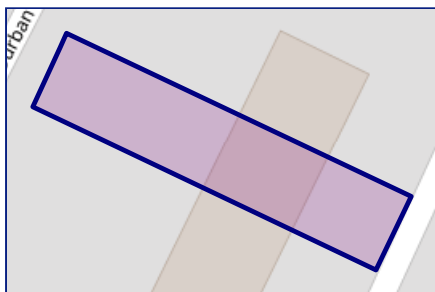
Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,330 ft ² / 216 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band E		
Annual Estimate:	£3,002		
Title Number:	LAN191711		

Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	15 mb/s	80 mb/s	2000 mb/s
● Surface Water	Very low			

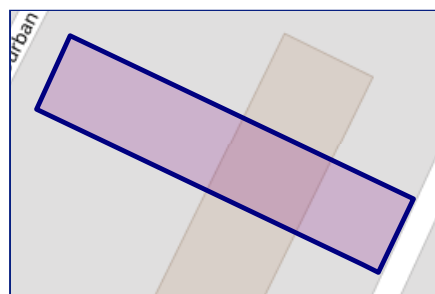
Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						

Freehold Title Plan



LAN191711

Leasehold Title Plan



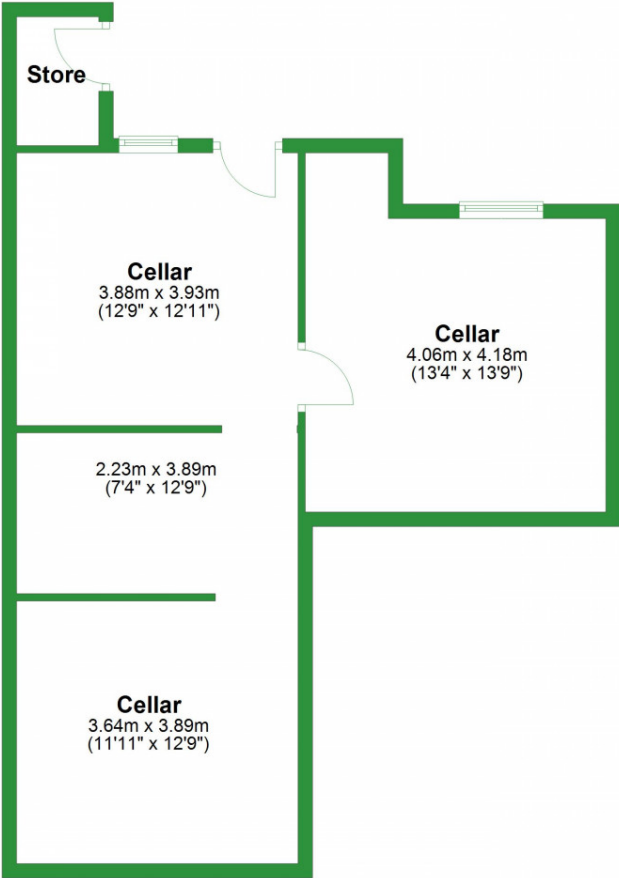
LA426058

Start Date:	17/03/1910
End Date:	26/09/2906
Lease Term:	999 years (less 10 days) from 26 September 1907
Term Remaining:	881 years



WESTERN AVENUE, BURNLEY, BB11

Basement
Approx. 55.4 sq. metres (596.8 sq. feet)

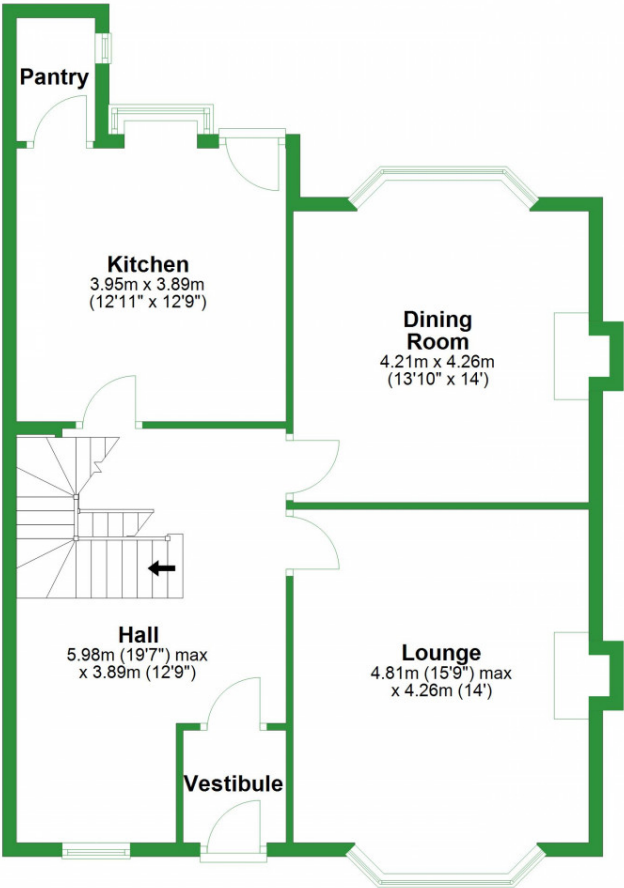


Total area: approx. 216.5 sq. metres (2330.0 sq. feet)

WESTERN AVENUE, BURNLEY, BB11

Ground Floor

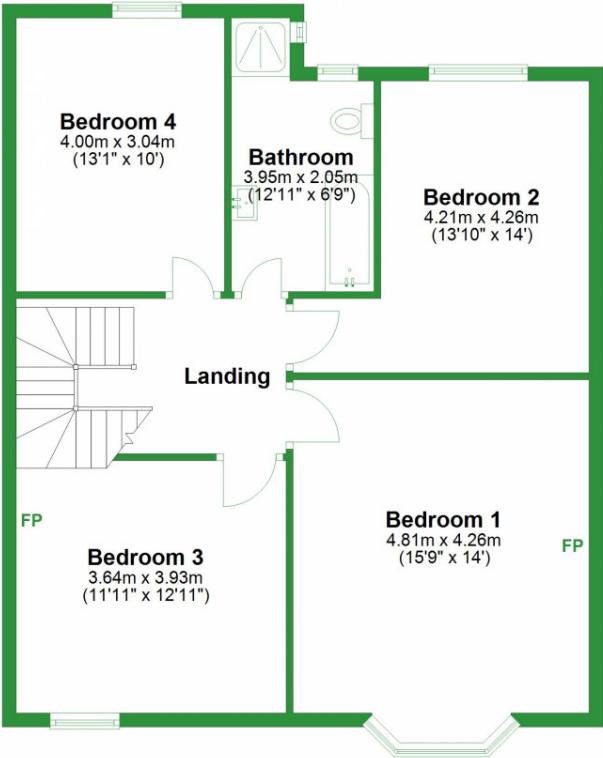
Approx. 81.9 sq. metres (881.7 sq. feet)



WESTERN AVENUE, BURNLEY, BB11

First Floor

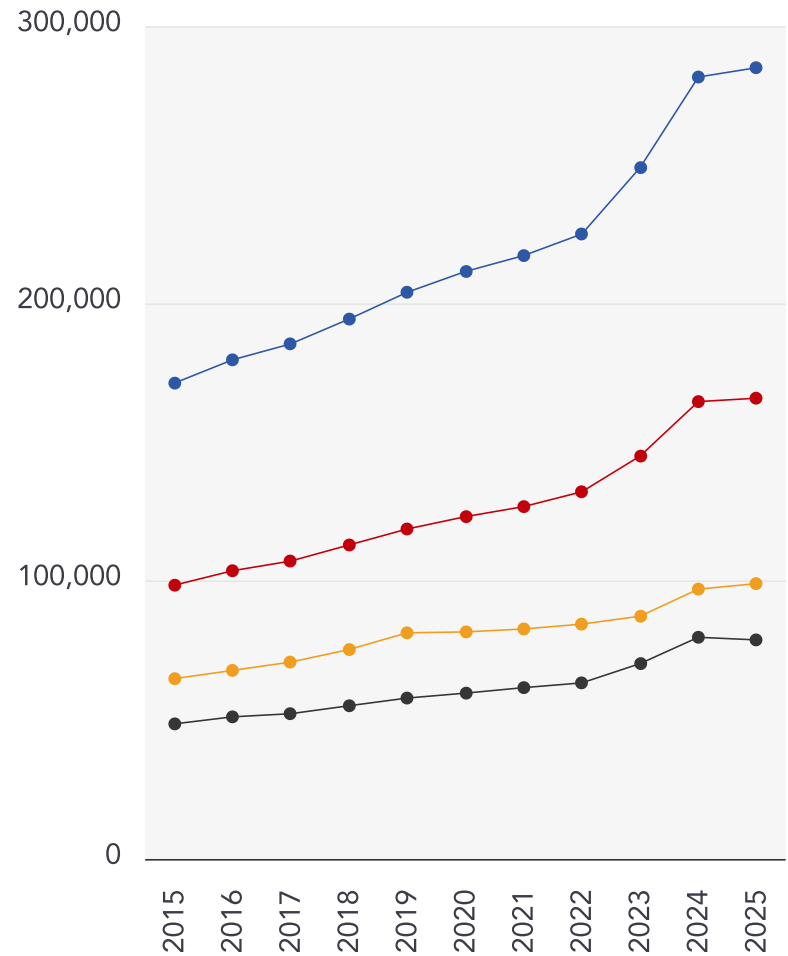
Approx. 79.1 sq. metres (851.5 sq. feet)



Market

House Price Statistics

10 Year History of Average House Prices by Property Type in BB11



Detached

+66.29%

Semi-Detached

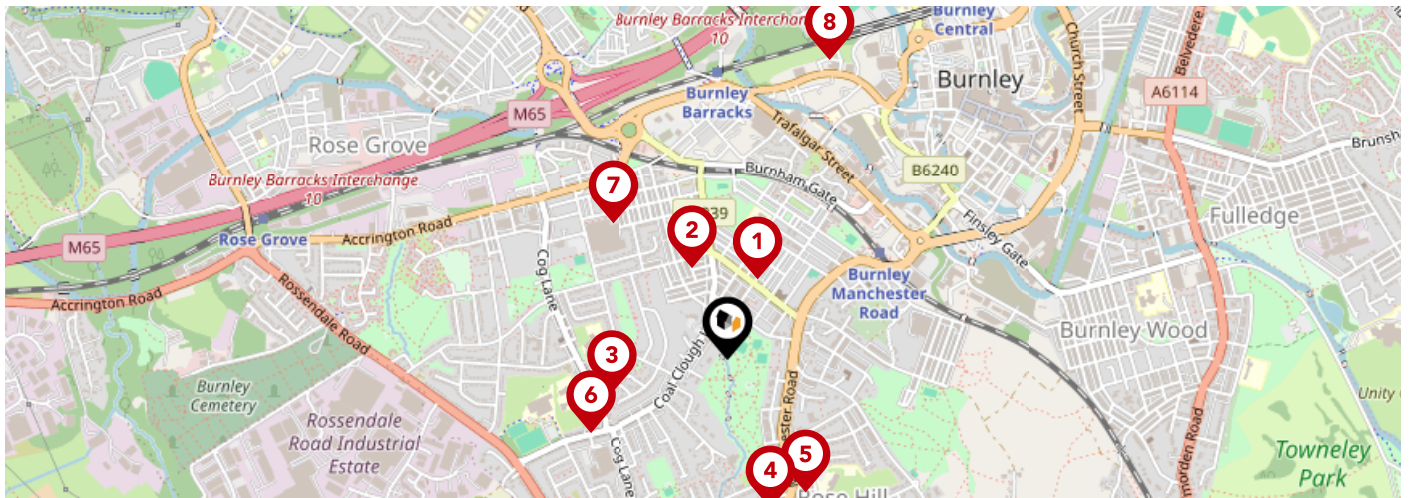
+68.31%

Flat

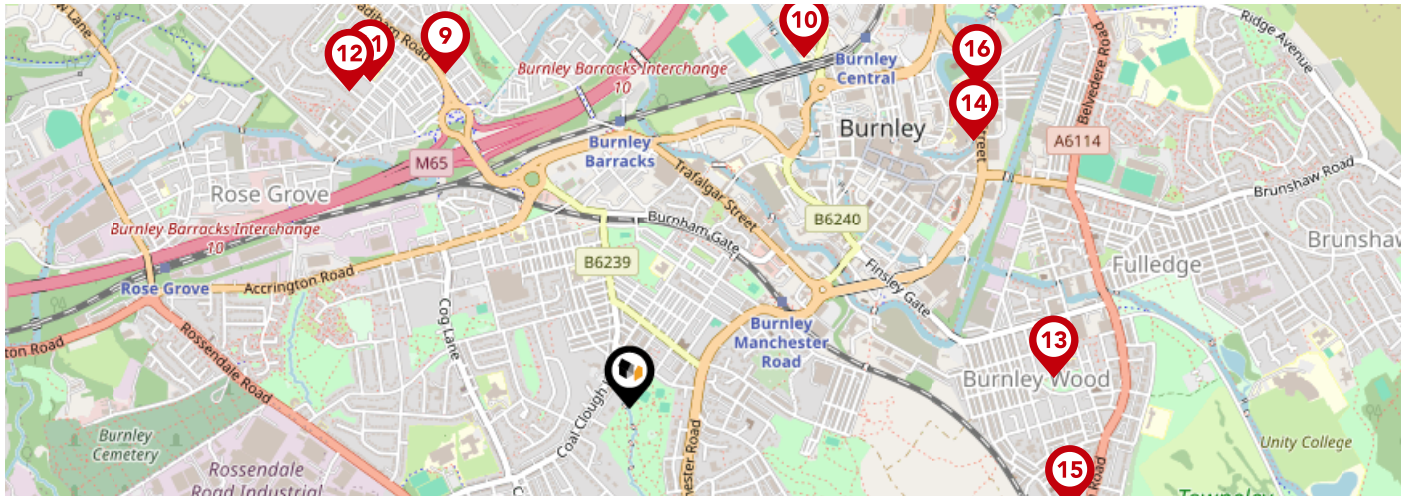
+52.7%









Terraced

+62.15%



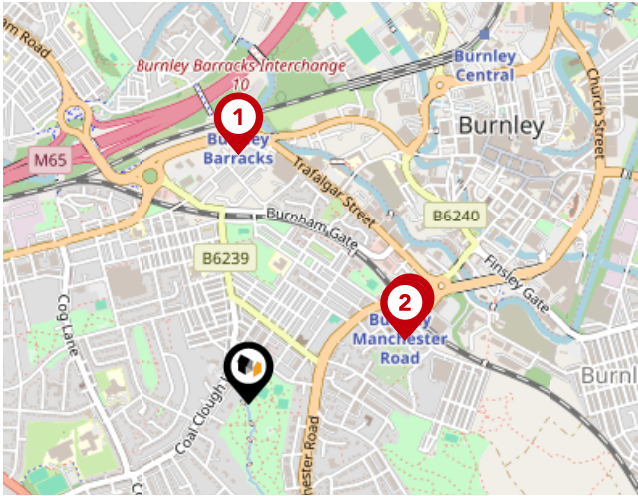
		Nursery	Primary	Secondary	College	Private
1	Burnley Holy Trinity Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Coal Clough Academy Ofsted Rating: Good Pupils: 118 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Rose School Ofsted Rating: Requires improvement Pupils: 67 Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Christ The King Roman Catholic Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 210 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Rosewood Primary School Ofsted Rating: Good Pupils: 435 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cherry Fold Community Primary School Ofsted Rating: Good Pupils: 411 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Taywood Nursery School Ofsted Rating: Good Pupils: 88 Distance:0.39	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lincoln House School Ofsted Rating: Good Pupils: 5 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Whittlefield Primary School Ofsted Rating: Good Pupils: 225 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burnley College Ofsted Rating: Good Pupils:0 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burnley Ightenhill Primary School Ofsted Rating: Good Pupils: 336 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ightenhill Nursery School Ofsted Rating: Outstanding Pupils: 94 Distance:0.93	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burnley Springfield Community Primary School Ofsted Rating: Good Pupils: 212 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burnley St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 213 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rockwood Nursery School Ofsted Rating: Outstanding Pupils: 119 Distance:0.99	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Olive High Ofsted Rating: Good Pupils: 262 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

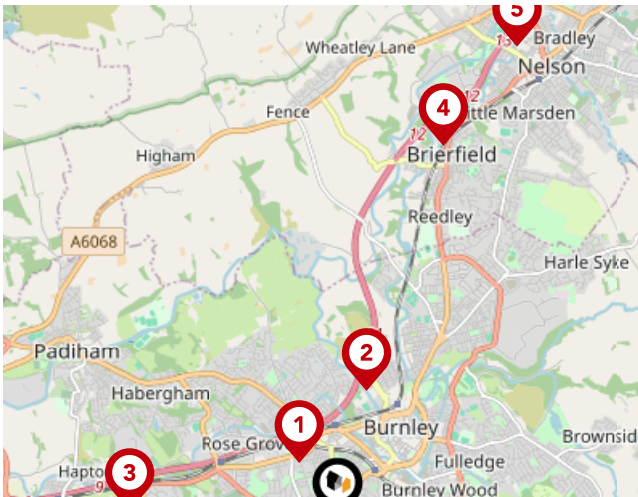
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Burnley Barracks Rail Station	0.55 miles
2	Burnley Manchester Road Rail Station	0.37 miles
3	Burnley Manchester Road Rail Station	0.38 miles

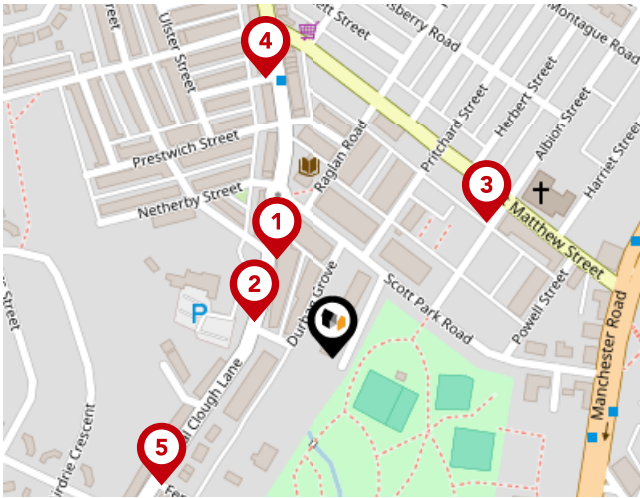


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J10	0.61 miles
2	M65 J11	1.16 miles
3	M65 J9	1.82 miles
4	M65 J12	3.41 miles
5	M65 J13	4.44 miles

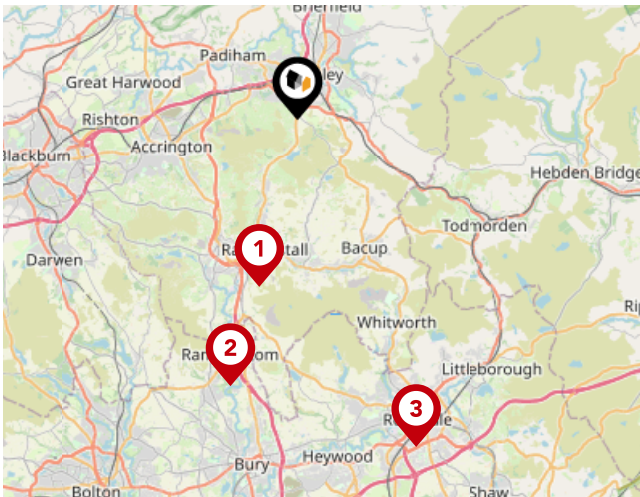
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Scott Park Road	0.06 miles
2	Scott Park Road	0.05 miles
3	Albion Street	0.11 miles
4	St Matthew Street	0.16 miles
5	Melrose Avenue	0.12 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	5.98 miles
2	Ramsbottom (East Lancashire Railway)	9.63 miles
3	Rochdale Interchange (Manchester Metrolink)	12.18 miles



Pendle Hill Properties

If you are looking for exceptional service, high level sales skills and a team driven by success look no further than Pendle Hill Properties.

At Pendle Hill Properties we pride ourselves on offering the very best personal service and help buyers, sellers, landlords and tenants alike achieve their aims.

From the very first moment you call us you will feel secure in the knowledge that you are in safe and reliable hands. We take away the stress of property selection and buying and make the whole process simple and painless. Not only that but we have access to a team of partners who can provide legal, mortgage and financial advice, surveys, and provide a range of products tailored to your needs. In short Pendle Hill Properties is your one stop property shop.

Testimonial 1



A super big Thank you to Andrew and all the team at Pendle Hill Properties for selling my house quickly. The service and communication from this company was second to none. Highly recommended. 5 star review from me.

Testimonial 2



Moved to Pendle Hill properties after a really poor experience with a previous agent and immediately saw a difference from the photographs and marketing, to the number of viewings. Andrew worked hard to get our sale to completion and was always contactable for any queries. Would recommend.

Testimonial 3



We used Pendle Properties to both sell our home, and rent our new home. It's a family-run company, and that really comes over in the service. You get that personal touch that is so often missing from high street estate agents. They care about their service. Our property in Cliviger was advertised and sold within 10 weeks, thanks to some great promotion across all platforms. They are strong and creative on social media. All in all, we'd highly recommend!

Testimonial 4



Hi, So Andrew and Thomas took on a very niche house. They were aligned with the way I wanted to house marketed right from the offset. Always available to contact even out of work hours. Due diligence on buyers made to a high level. A very personal approach to dealing with buyers and vendors. Succeeded in the sale of our house. Recommended their services. Thanks



/PendleHillProperties/



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/company/pendle-hill-properties/

Pendle Hill Properties

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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Valuation Office
Agency

