



18 Westmorland Street

Burnley

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- 2 Bedroom Mid Terrace
- Chain-free sale with vacant possession
- Modern fitted kitchen and bathroom
- Council Tax Band A
- Lease term: 999 years from 1st July 1894 - £10.17 Annual ground rent
- Gas Central Heating
- uPVC Double Glazing



Internal Description

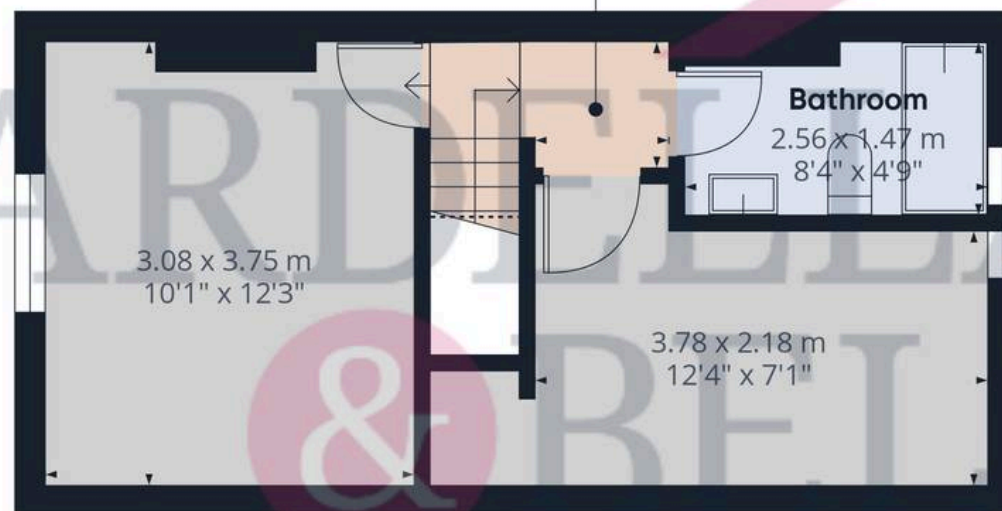
The property offers a bright, modern interior with a practical layout and neutral décor throughout. The ground floor opens into a spacious front living room, leading through to an open-plan kitchen and dining area. This versatile space features contemporary grey-effect flooring, white fitted kitchen units, contrasting worktops, tiled splashbacks, an integrated oven, electric hob and extractor hood, with access to the rear. To the first floor are two bedrooms, including a generously sized main bedroom and a second bedroom, both finished with neutral décor and grey carpeting. The family bathroom features a modern white three-piece suite, including a panelled bath with electric shower and glass screen, wash basin with vanity storage and WC. Contemporary wall tiling and a chrome heated towel rail complete the room. Additional features include gas central heating, double glazing and a fresh, modern finish throughout.





Floor 0

Landing
1.24 x 1.10 m
4'0" x 3'7"



Floor 1



Approximate total area⁽¹⁾

59.3 m²
639 ft²

Reduced headroom

0.3 m²
3 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

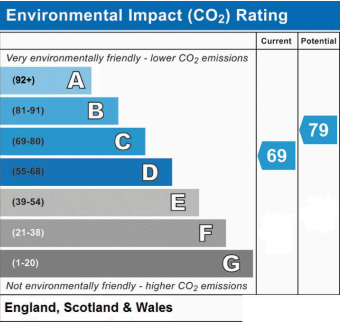
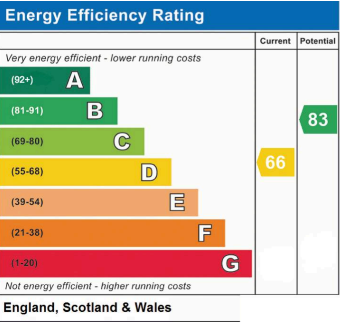
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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YARD

Externally, the property benefits from an enclosed rear yard, offering a practical, low-maintenance outdoor space. The yard is paved throughout and enclosed by boundary walls, providing an area suitable for outdoor seating, bin storage or general use. A rear access gate provides convenient access to the adjoining passageway, whilst an external door leads directly into the kitchen. The space also benefits from an outside tap and offers potential for cosmetic improvements to create a more inviting outdoor area.





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PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT
IN BURNLEY



BRITISH
PROPERTY
AWARDS

2025

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