



## 114G Westgate

, Burnley, BB11 1SD

Asking price £35,000



This delightful third floor flat is ideally situated on Westgate in Burnley, offering a fantastic opportunity for investors or first-time buyers. The property boasts convenient access to main transport links and local amenities, making it a perfect choice for anyone seeking comfort and convenience.

Key Features:

- Entrance Hall
- Spacious Bedroom
- Lounge:
- Kitchen:
- Shower Room



Lounge 16'0" x 13'5" (4.89m x 4.10m )

Kitchen 6'3" x 6'0" (1.91m x 1.84m )

Bedroom 16'4" x 10'11" (4.98m x 3.34m)

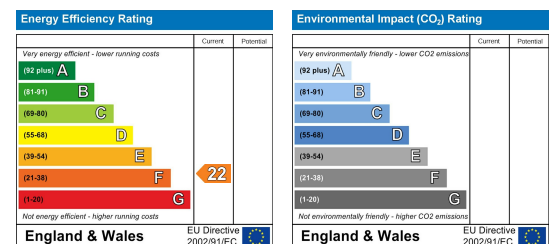
Bathroom 8'7" x 5'10" (2.64m x 1.80m )

## Area Map



## Floor Plans

## Energy Efficiency Graph



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