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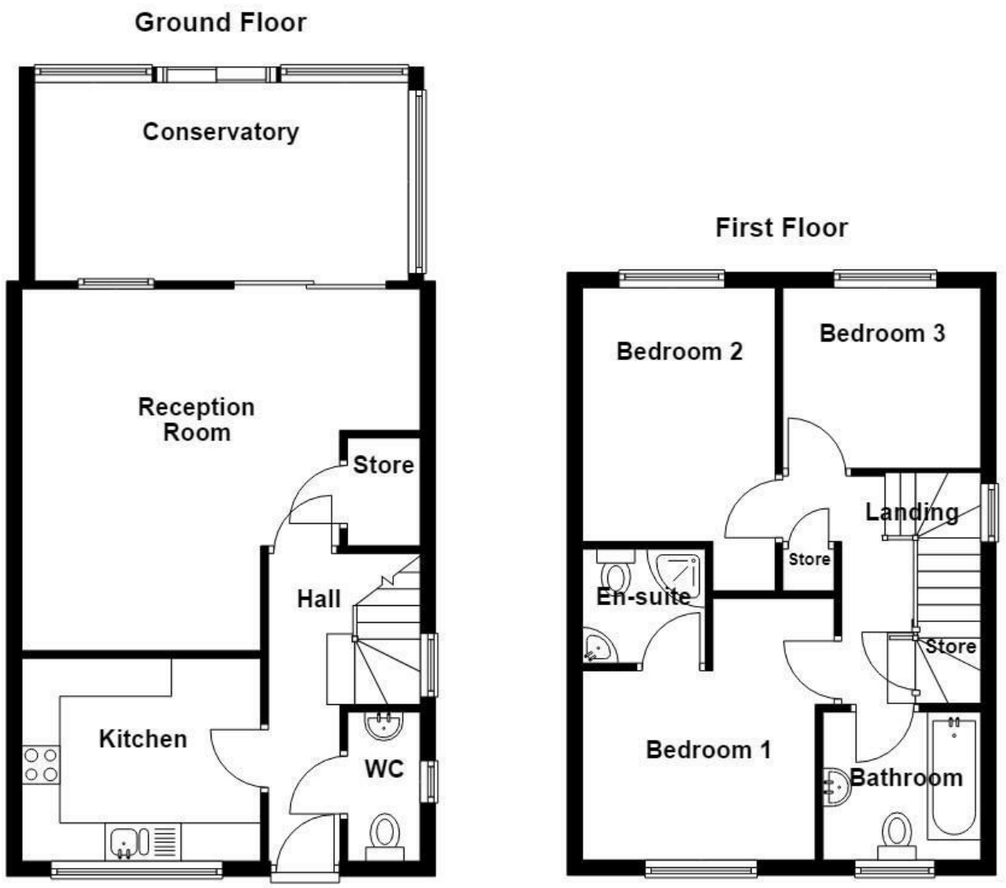

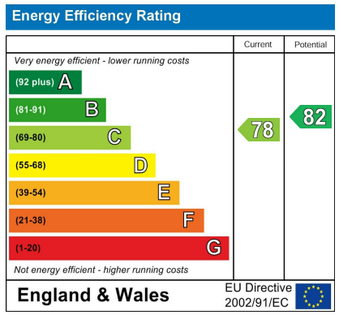

Groveside Park, Burnley, BB12 6HE

£230,000

AN ENVIABLE END TERRACED PROPERTY

Nestled in the sought-after Groveside Park area of Burnley, this outstanding end-terraced house presents an exceptional opportunity for families seeking a stylish home. Boasting three generously sized double bedrooms, this property is designed to accommodate the needs of modern living. The spacious lounge offers a welcoming atmosphere, perfect for relaxation and entertaining, while the contemporary finish throughout enhances its appeal.

The property features two well-appointed bathrooms, ensuring convenience for all family members. A notable highlight is the fantastic conservatory, which provides a delightful space to enjoy the garden views and natural light, making it ideal for family gatherings or quiet evenings.

The exterior of the home is equally impressive, with beautiful gardens offering a tranquil retreat and a double driveway providing ample parking. The neutral decoration throughout allows potential buyers to easily personalise the space, creating a blank canvas ready for your own style.

This home is perfect for families and ready to move straight into, making it a rare find in such a desirable location. Combining space, style, and practicality, this property is not to be missed. We invite you to come and experience the charm of this lovely home for yourself.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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£230,000

3 2 1 C

- Three Bedroom End Terraced Home
- Beautiful Gardens
- Double Driveway Providing Off Road Parking
- Tenure - Freehold
- Spacious Lounge And Conservatory
- Contemporary Décor Throughout
- EPC Rating - C
- Three Generous Double Bedrooms
- Sought After Groveside Park Location
- Council Tax Band - B

Ground Floor

Entrance

Composite double glazed frosted door to the hallway.

Hallway

13'3 x 6'7 (4.04m x 2.01m)

UPVC double glazed window, central heating radiator, smoke alarm, wood effect laminate flooring, doors to the reception room, kitchen and WC, staircase to the first floor.

WC

6'5 x 3'1 (1.96m x 0.94m)

UPVC double glazed frosted window, central heating radiator, a two piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, extractor fan, wood effect laminate flooring.

Kitchen

10'4 x 8'9 (3.15m x 2.67m)

UPVC double glazed window, central heating radiator, a range of white high gloss wall and base units, wood effect surface, stainless steel one and a half sink and drainer with mixer tap, integrated electric double oven with a four ring hob and extractor hood, space for a fridge freezer, plumbing for a washing machine, dryer and dishwasher, spotlights, smoke alarm, wood effect laminate flooring.

Reception Room

17'6 x 15'7 (5.33m x 4.75m)

UPVC double glazed window, two central heating radiators, television point, under staircase storage cupboard, wood effect laminate flooring, UPVC double glazed sliding door to the conservatory.

Conservatory

16'2 x 8'7 (4.93m x 2.62m)

UPVC double glazed surrounding windows, central heating radiator, polycarbonate roof, wood effect laminate flooring, UPVC double glazed French doors to the rear.

First Floor

Landing

9'11 x 8'5 (3.02m x 2.57m)

UPVC double glazed window, central heating radiator, smoke alarm, loft access, over staircase storage cupboard, doors to three bedrooms and bathroom.

Bedroom One

11'5 x 10'11 (3.48m x 3.33m)

UPVC double glazed window, central heating radiator, television point, door to the en suite.

En Suite

5'8 x 5 (1.73m x 1.52m)

Chrome heated towel rail, a three piece suite comprising of a direct feed corner shower enclosure, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, extractor fan, spotlights, tiled effect Lino flooring.

Bedroom Two

12'10 x 8'8 (3.91m x 2.64m)

UPVC double glazed window, central heating radiator, television point.

Bedroom Three

7'10 x 8'5 (2.39m x 2.57m)

UPVC double glazed window, central heating radiator, television point.

Bathroom

7 x 6'4 (2.13m x 1.93m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, panelled bath with a direct feed over head shower and mixer tap, tiled elevations, spotlights, tiled effect Lino flooring.

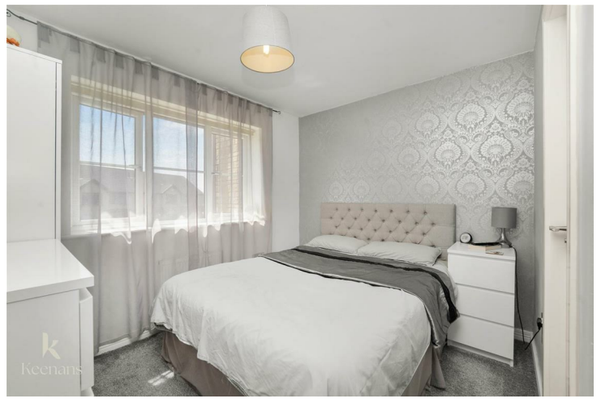
External

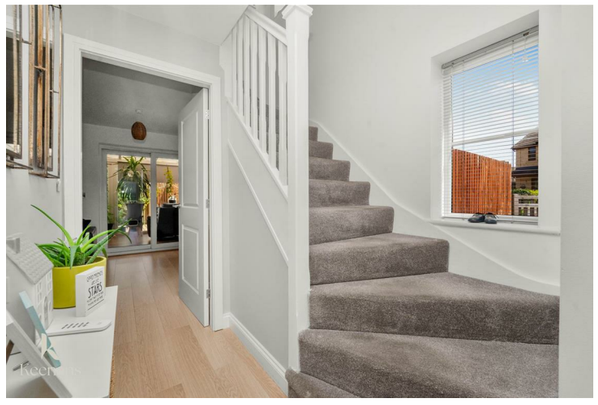
Rear

Enclosed garden with decking, paving, laid to lawn and stone chippings and bedding.

Front

Laid to lawn garden with a double driveway.





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