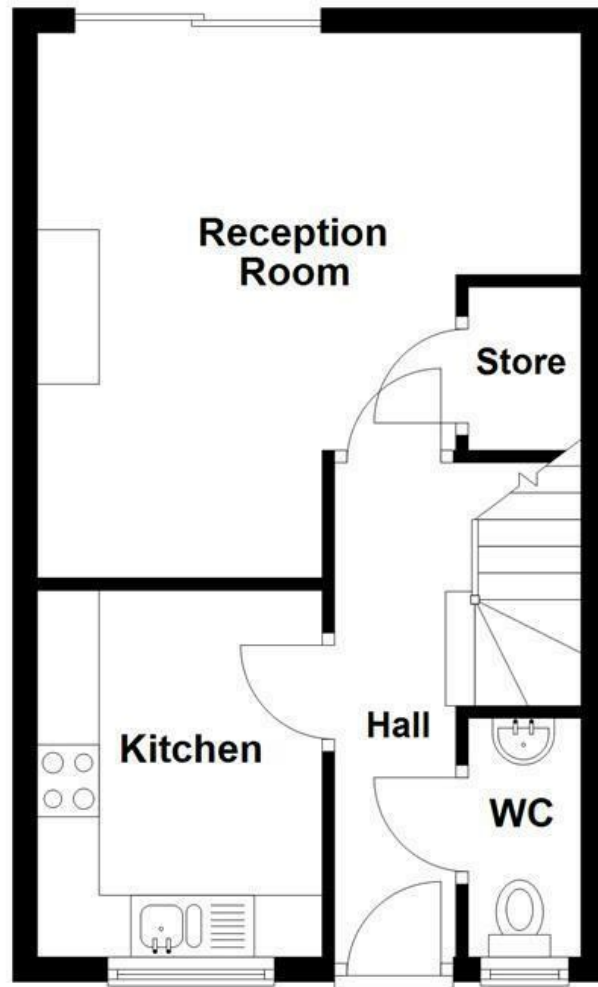
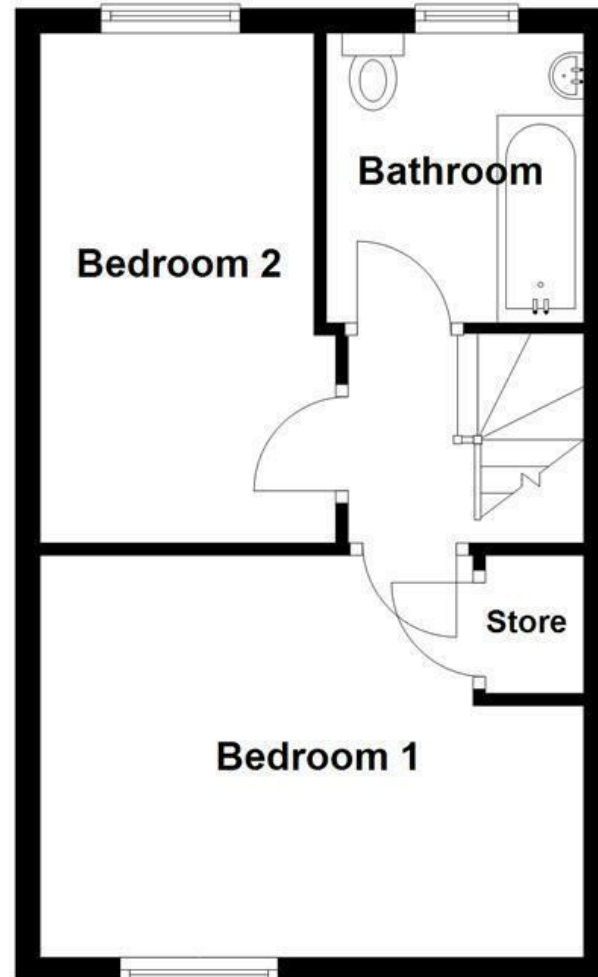


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Groveside Park, Burnley, BB12 6HE

Offers Over £160,000

AN EXCEPTIONAL MID TERRACED PROPERTY

Nestled in the serene Groveside Park estate within Burnley, this charming mid-terraced house offers a delightful blend of modern living and comfort. With two well-proportioned bedrooms, this property is ideal for small families or couples seeking a welcoming home.

The interior has been meticulously updated to the highest standard, showcasing immaculate presentation and stylish fixtures that create a contemporary yet inviting atmosphere. The spacious reception room is perfect for relaxation or entertaining, while the modern kitchen provides a functional space for culinary pursuits.

Outside, the property boasts a double driveway, ensuring ample parking for residents and guests alike. The decked garden offers a lovely outdoor space for enjoying the fresh air, whether it be for morning coffee or evening gatherings.

Situated at the end of a quiet cul-de-sac, this home enjoys a peaceful setting while remaining conveniently close to essential amenities, local schools, and bus routes. Additionally, easy access to major motorway links makes commuting a breeze.

Groveside Park, Burnley, BB12 6HE

Offers Over £160,000

 2  1  1  C

- Immaculate Mid Terrace Property
- Modern Fitted Kitchen
- Off Road Parking
- EPC Rating C
- Two Bedrooms
- Move-in Ready
- Tenure Freehold
- Three Piece Bathroom Suite
- Low Maintenance Externals
- Council Tax Band B

Ground Floor

Entrance Hall

13'2 x 6'6 (4.01m x 1.98m)

UPVC double glazed frosted front door, central heating radiator, smoke detector, wood effect Karndean flooring, doors leading to kitchen, reception room, WC and stairs to first floor.

WC

6'4 x 3'0 (1.93m x 0.91m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, extractor fan and wood effect laminate flooring.

Kitchen

9'9 x 7'7 (2.97m x 2.31m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite effect work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, integrated fridge freezer, plumbing for washing machine, spotlights, extractor fan, smoke detector and wood effect Karndean flooring.

Reception Room

14'8 x 14'6 (4.47m x 4.42m)

Central heating radiator, television point, coving, under stairs storage, wood effect laminate flooring and UPVC double glazed sliding door to rear.

First Floor

Landing

6'6 x 6'5 (1.98m x 1.96m)

Loft access, smoke detector, doors leading to two bedrooms and bathroom.

Bedroom One

14'8 x 10'8 (4.47m x 3.25m)

UPVC double glazed window, central heating radiator, over stairs storage and television point.

Bedroom Two

13'6 x 7'10 (4.11m x 2.39m)

UPVC double glazed window and central heating radiator.

Bathroom

7'8 x 6'8 (2.34m x 2.03m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, panel bath with mixer tap and overhead direct feed shower, pedestal wash basin with mixer tap, tiled elevations, spotlights, extractor fan and wood effect vinyl flooring.

External

Rear

Decked garden.

Front

Block paved double driveway.



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