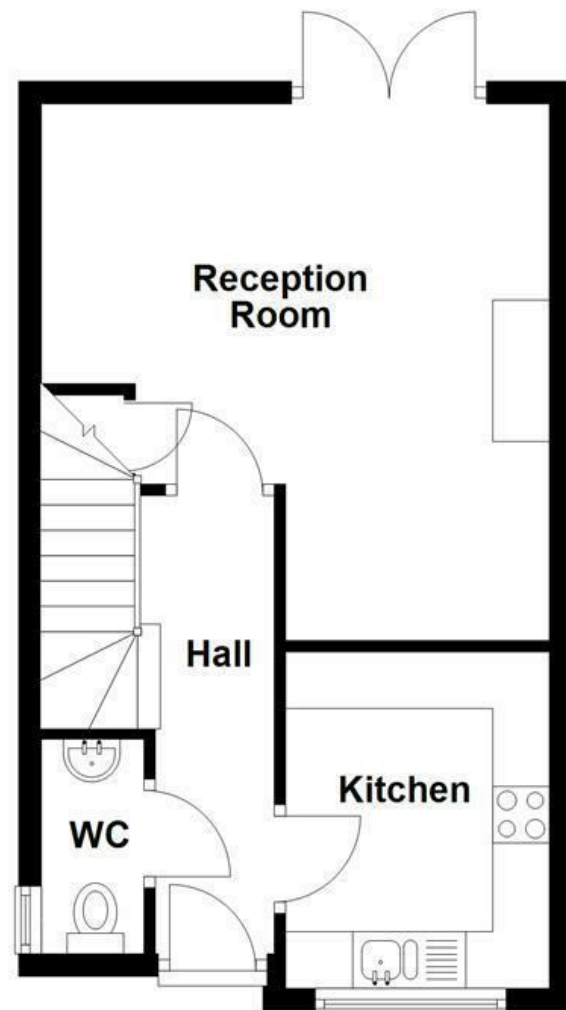
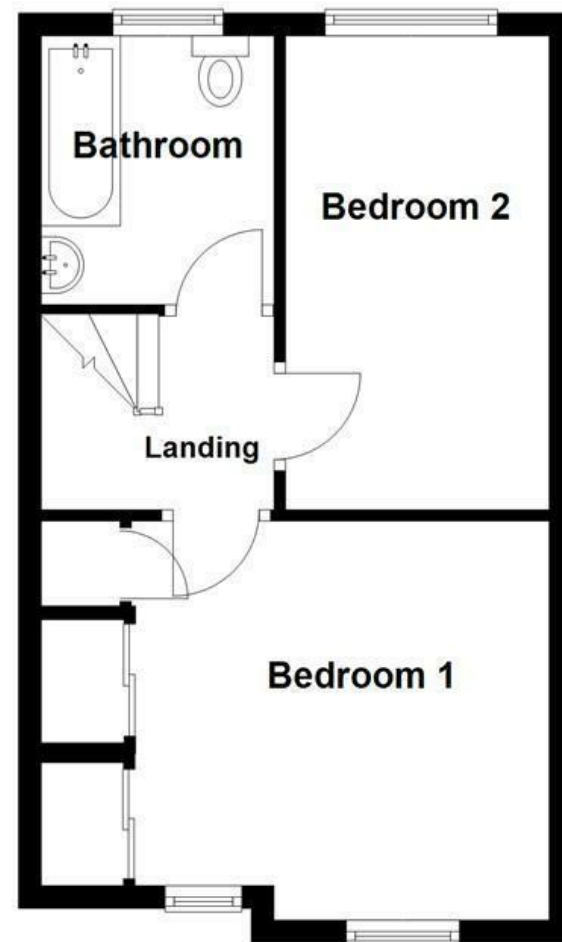


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Groveside Park, Burnley, BB12 6HE

£175,000

ENVIALE TWO BEDROOM HOME IN THE HEART OF BURNLEY

This delightful end terrace house offers a perfect blend of comfort and convenience. With two spacious bedrooms, this property is ideal for small families, couples, or individuals seeking a serene living environment.

As you enter, you are welcomed into a large lounge that provides ample space for relaxation and entertaining guests. The well-appointed kitchen is designed for both functionality and style, making it a joy to prepare meals. Additionally, the downstairs WC adds to the practicality of the home, ensuring ease of access for residents and visitors alike.

One of the standout features of this property is the expansive rear garden, beautifully landscaped to create a tranquil outdoor retreat. This large garden is perfect for enjoying sunny days, hosting barbecues, or simply unwinding in nature.

For those with vehicles, the property boasts a driveway that offers off-road parking, a valuable asset in today's busy world.

In summary, this end terrace house in Groveside Park is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible location. With its spacious interiors, lovely garden, and convenient parking, it truly is a place to call home.

Groveside Park, Burnley, BB12 6HE

£175,000

 **2**  **1**  **1**  **C**

- End Terraced Property
 - Modern Fitted Kitchen
 - Off Road Parking
 - EPC Rating: C
- Two Bedrooms
 - Three Piece Bathroom
 - Tenure: Freehold
- Spacious Reception Room
 - Enclosed Large Rear Garden
 - Council Tax Band: B

Ground Floor

Hall
13'9 x 3'1 (4.19m x 0.94m)
Composite frosted entrance door, central heating radiator, coving, wood effect laminate floor, stairs to first floor and doors to WC, kitchen and reception room.

WC
6'3 x 3' (1.91m 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 floor.

Kitchen
9'9 x 7'8 (2.97m x 2.34m)
UPVC double glazed window, central heating radiator, spotlights, coving, smoke alarm, wall and base units, granite effect worktops, integrated oven, four burner gas hob, extractor hood, one and half bowl stainless steel sink with draining board and mixer tap, integrated fridge freezer, plumbing for washing machine, extractor fan and tiled floor.

Reception Room
15'7 x 14'9 (4.75m x 4.50m)
Central heating radiator, coving, two feature wall lights, gas fire, granite effect hearth and surround, storage and UPVC double glazed sliding doors to rear.

First Floor

Landing
6'4 x 6'3 (1.93m x 1.91m)
UPVC double glazed window, loft access, smoke alarm and doors to two bedrooms and bathroom.

Bedroom One
14'9 x 11'7 (4.50m x 3.53m)
Two UPVC double glazed windows, central heating radiator, coving and fitted storage.

Bedroom Two
13'7 x 7'7 (4.14m x 2.31m)
UPVC double glazed window, central heating radiator and coving.

Bathroom
7'10 x 6'11 (2.39m x 2.11m)
UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, extractor fan, tiled elevation and wood effect laminate floor.

External

Front
Block paved drive and bedding areas.

Rear
Enclosed laid to lawn, shed and decking.



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