



Falcon & Foxglove

36 Groveside Park, Burnley BB12 6HE



Occupying prime position on Groveside Park is this Three/Four bedroom townhouse. Briefly comprising of three/four bedrooms, spacious lounge, dining kitchen, en-suite shower room, ground floor w.c., study/bed 4, family bathroom and integral garage. The property also benefits from double glazing, gas central heating, private drive and rear garden.

Located near to local shopping facilities, infant/junior schools, and bus routes to the town centre. The property is only a few minutes drive away from access to M65 motorway providing ideal commuting distance throughout the North West.

- **Four Bedrooms**
- **En-Suite Shower Room**
- **Spacious Lounge**
- **Kitchen Dining Room**
- **Downstairs W.C.**
- **Freehold**
- **EPC Rating C**
- **Council Tax Band C**
- **Private Drive and Garage**
- **Front & Rear Garden**

£224,950



**Falcon & Foxglove Estate Agents Limited,
9 Manchester Road, Burnley BB11 1HQ**

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Ground Floor

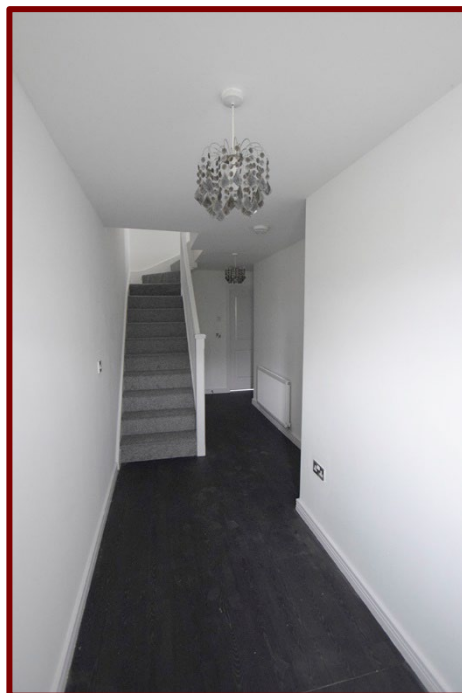
Entrance Hall

6.58m x 2.05m (21ft 6" x 6ft 8")

Vinyl flooring

Central heating radiator

Understairs storage cupboard



Bedroom Four / Study

5.26m x 2.31m (17ft 2" x 7ft 6")

Double glazed French doors leading to the rear garden

Double glazed window to the rear of the property

Vinyl flooring

Central heating radiator



W.C.

2.16m x 0.91m (7ft 1" x 2ft 11")

Vinyl flooring

Pedestal hand wash basin and low level w.c.

Garage

6.21m x 3.05m (20ft 4" x 10ft 0")

Electric up and over door

Power and lighting



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First Floor

Lounge

5.41m x 5.26m (17ft 8" x 17ft 3")

Double glazed windows to the front of the property

Carpeted flooring

Feature fireplace with electric fire

TV & telephone points

Two central heating radiators



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**Kitchen Dining Room
(L Shaped)
5.24m x 4.24m (17ft 2" x 13ft 10")**

Double glazed Juliet balcony

Double glazed window to the rear of the property

Fitted wall and base units

Vinyl and carpeted flooring

Laminate work surfaces

1 ½ full bowl stainless steel sink unit

Integrated electric oven and hob with cooker hood over

Integral fridge and freezer

Plumbing for automatic washing machine



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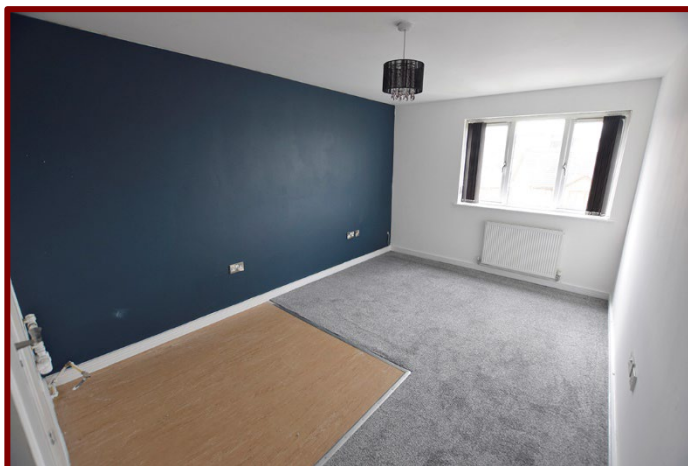
Second Floor

Bedroom One 5.71m x 3.03m (18ft 8" x 9ft 11")

Double glazed window to the front of the property

Carpeted and laminate flooring

Central heating radiator



En-Suite Shower Room 1.88m x 1.70m (6ft 1" x 5ft 6")

Shower cubicle with thermostatic shower

Pedestal hand wash basin and low level w.c.

Vinyl flooring

Towel radiator

Tiling in splash back areas



Bedroom Two 3.96m x 3.14m (13ft 0" x 10ft 3")

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator



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Bedroom Three
3.49m x 2.12m (11ft 5" x 6ft 11")

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator

Storage cupboard



Bathroom
2.35m x 2.00m (7ft 8" x 6ft 6")

Double glazed window to the rear of the property

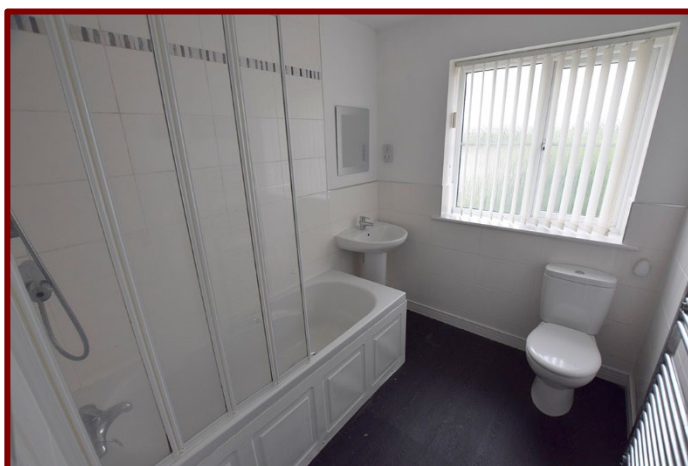
Panelled bath with thermostatic shower over

Pedestal hand wash basin and low level w.c.

Vinyl flooring

Towel radiator

Tiling in splash back areas



Rear Garden

Mainly laid to lawn

Patio area



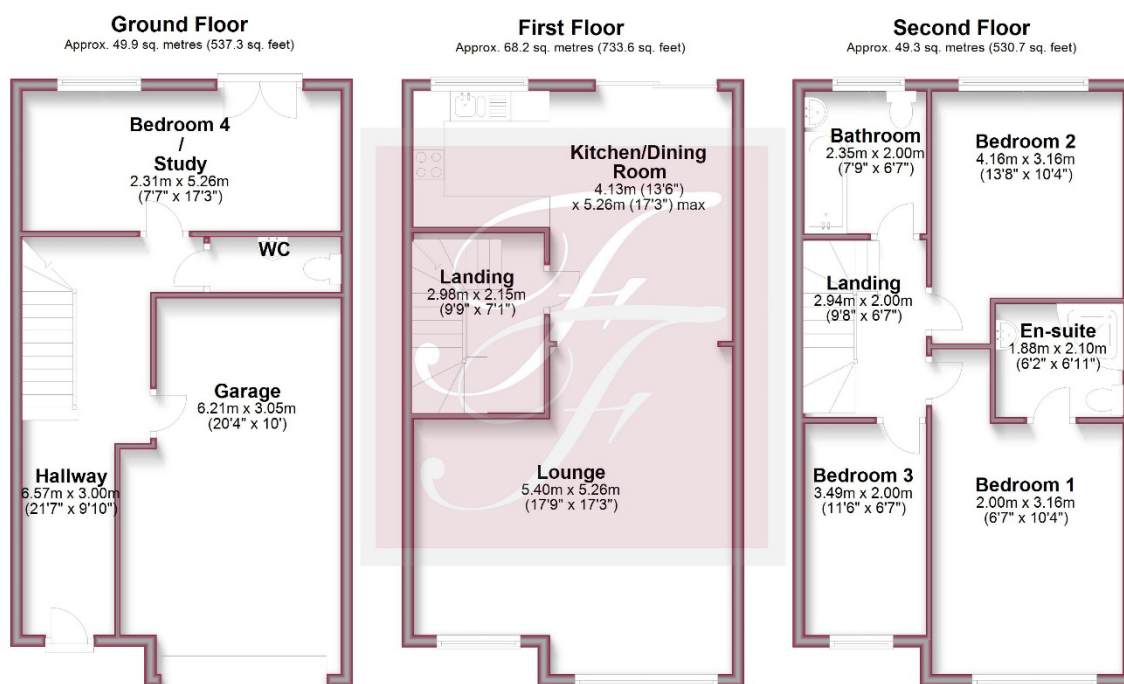
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Total area: approx. 167.4 sq. metres (1801.5 sq. feet)

Please note: Plans are to show room locations only and are not to scale

NOTES:

VIEWING: Strictly by appointment with Falcon & Foxglove Estate Agents Limited

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