



Burnley Sales  
& Lettings Ltd.

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78 Coal Clough Lane,  
Burnley, BB11 4NW



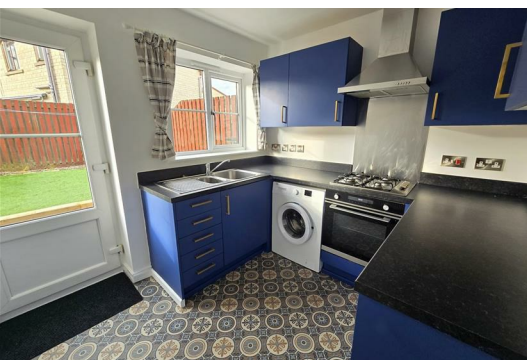
## 31 Groveside Park , Burnley, BB12 6HE

**£850 Per month**



Situated on this quiet cul-de-sac - boasting great links to the M65 network & Rosegrove area of Burnley - this modern two-bedroom bungalow is now ready to become the perfect home.

You are welcomed into the property through the hallway which provides access to all areas of the home. Designed for comfortable single-level living, this bungalow is ideal for those seeking



## Floor Plans

to downsize to a well-maintained and easily managed home.

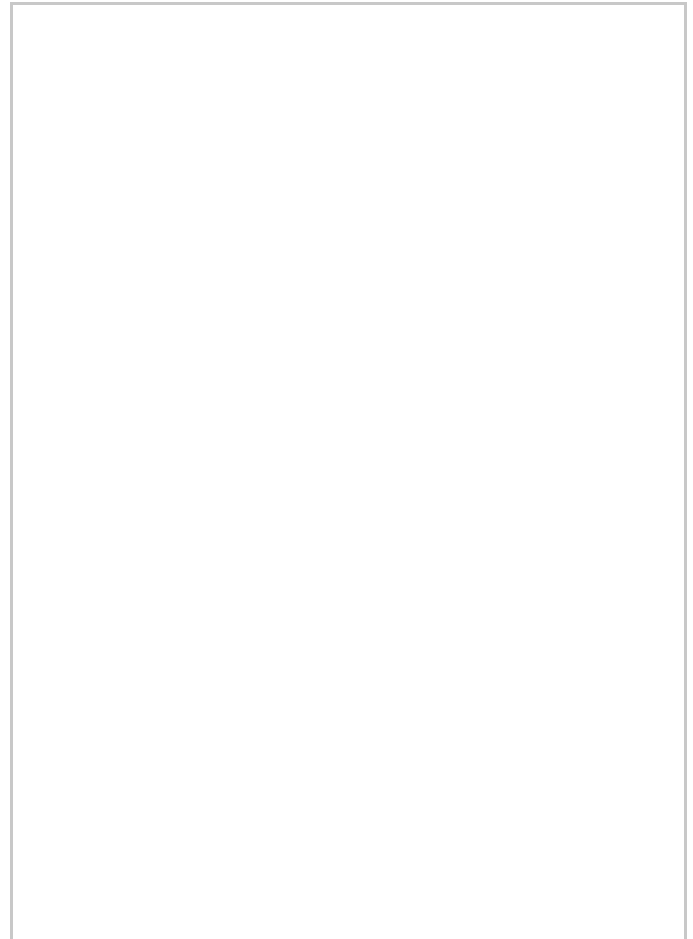
Briefly comprising of spacious lounge - with patio doors opening to the rear garden - two bright bedrooms, modern kitchen and a three-piece shower room with large walk in shower.

The property also benefits from a private rear garden, featuring a neat lawn and patio area, perfect for enjoying the outdoors or low-maintenance gardening. To the front, a spacious driveway provides ample off-road parking.

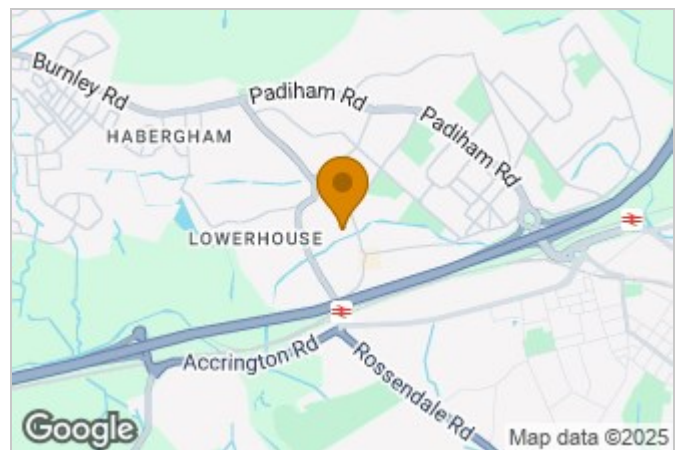
Picture living in this deceptively spacious property and call us today on 01282 476732 or email [lettings@burnleysl.co.uk](mailto:lettings@burnleysl.co.uk) to arrange a viewing today.

**FINANCIALS:-** Non-refundable holding fee equal to one weeks rent (£196.15) payable on application. If tenancy proceeds, this is refunded as part of first months rent. First months rent (£850.00) & £850.00 deposit paid on move-in.

Council Tax: Band A - Burnley Borough Council  
EPC: Current:- C, 76 / Potential A, 93  
Tenancy Length: Long Term let with initial 6 Month Assured Shorthold Tenancy



## Area Map



## Accommodation Details

Lounge 17'3 x 10'00 (5.26m x 3.05m)

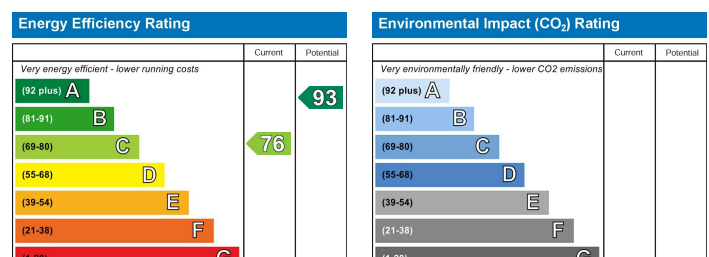
Kitchen 8'9 x 8'9 (2.67m x 2.67m)

Bedroom One 10'00 x 8'10 (3.05m x 2.69m)

Bedroom Two 11'8 x 6'4 (3.56m x 1.93m)

Shower Room

## Energy Efficiency Graph



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.