



  
25 Groveside Park, Burnley

Burnley

Offers Over £170,000





## 25 Groveside Park

Burnley, Burnley

**Groveside Park** is a prestigious development set within a quiet and desirable location, offering excellent access to the M65 motorway links, well-regarded local schools, and just a short distance from Lowerhouse Cricket Club. This attractive home is perfect for a **first-time buyer** seeking comfort, convenience, and a welcoming community.

As you approach the property, you are greeted by a double block-paved driveway providing off-road parking and side access to the home.

Upon entering, the hallway features stylish Invictus flooring that flows seamlessly into the spacious lounge/diner, creating a cohesive and modern living space. Patio doors open onto a flagged patio area, leading to a well-maintained lawned garden with flower beds bordering the edges.

The ground floor also benefits from a convenient downstairs WC with a hand wash basin.

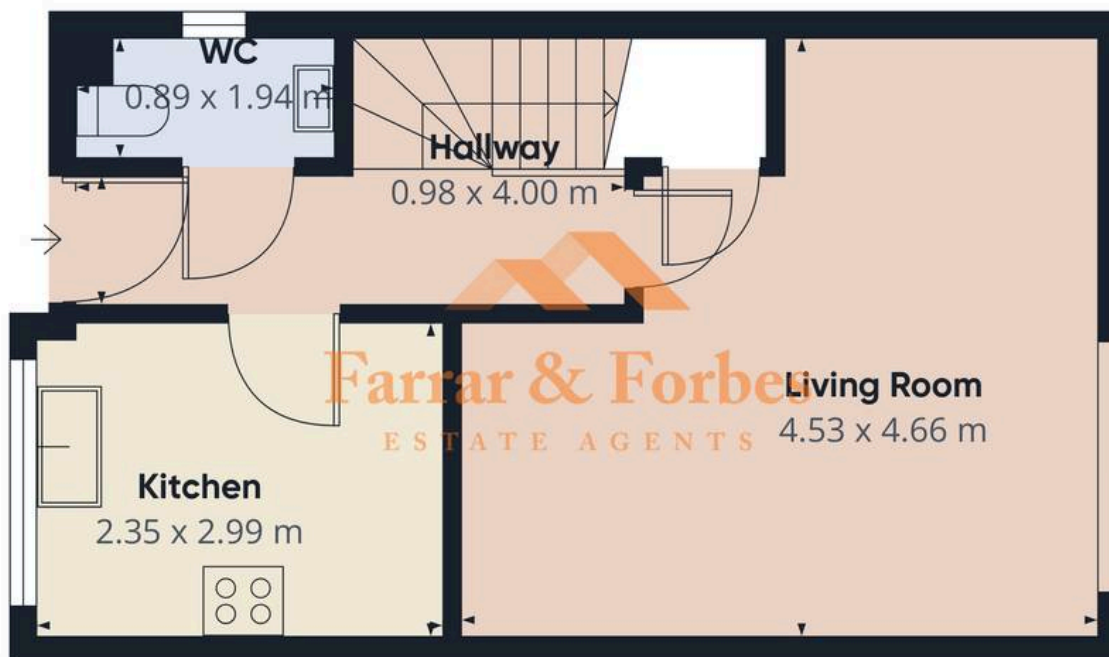
The kitchen is arranged in an L-shape and fitted with matching wall, base, and drawer units complemented by contrasting work surfaces. Integrated appliances include an oven, microwave, fridge, and freezer and dishwasher offering both practicality and a sleek finish.

Upstairs, there are two bedrooms, with the main bedroom featuring fitted wardrobes and a useful storage cupboard over the stairs. The bathroom is fitted with a white three-piece suite comprising a low-level WC, pedestal hand wash basin, and a panelled bath with an overhead shower.

- Double Driveway
- Stunning Garden & Flowerbeds
- Lounge/Diner With Patio Doors
- Downstairs WC
- Quiet Estate







Floor 0

Approximate total area<sup>(1)</sup>  
62.5 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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