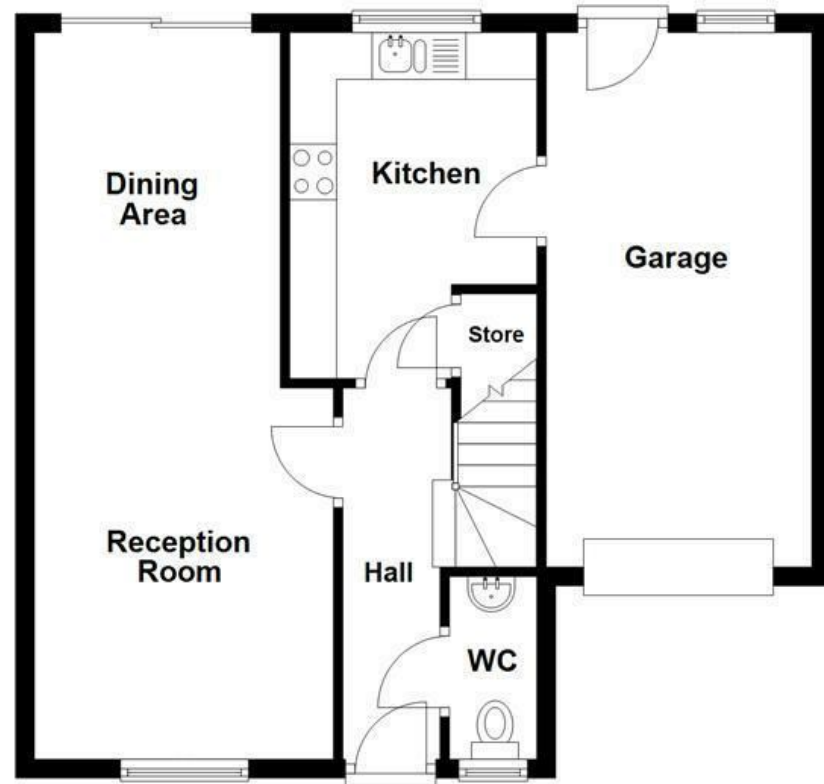
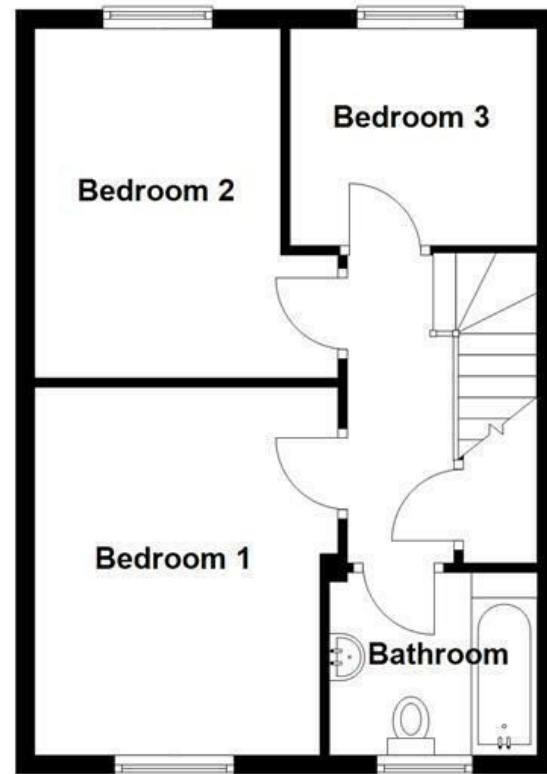


Ground Floor



First Floor



## Groveside Park, Burnley, BB12 6HE

### Offers Over £210,000

STUNNING THREE BEDROOM SEMI DETACHED HOME

Welcome to this charming three-bedroom semi-detached house located in the desirable area of Groveside Park, Burnley. This property boasts modern fixtures and fittings, making it an ideal choice for families or professionals seeking a comfortable and stylish home.

As you enter, you are greeted by a contemporary open-plan living and dining area, perfect for entertaining guests or enjoying family time. The neutral kitchen complements the space beautifully, providing a functional yet aesthetically pleasing environment for all your culinary adventures. Additionally, the convenience of a downstairs WC adds to the practicality of this well-designed home.

Upstairs, you will find three generously sized bedrooms, each offering ample space for relaxation and personalisation. The family bathroom is thoughtfully designed to cater to the needs of the household, ensuring comfort and convenience for all.

The property also features a laid-to-lawn rear garden, providing a lovely outdoor space for children to play or for hosting summer barbecues. The driveway offers off-street parking, adding to the convenience of this delightful home.

In summary, this semi-detached house in Groveside Park is a wonderful opportunity for those looking for a modern and spacious family home in a friendly neighbourhood. With its contemporary design and practical features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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 £210,000



- Stunning Semi Detached Property
- Modern Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating TBC
- Three Bedrooms
- Open Plan Living/Dining Area
- Tenure Freehold
- Three Piece Bathroom Suite
- Spacious Rear Garden
- Council Tax Band B

### Ground Floor

#### Entrance Hall

13'0 x 6'9 (3.96m x 2.06m)

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

#### WC

6'5 x 3'1 (1.96m x 0.94m)

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

#### Reception Room

12'3 x 10'4 (3.73m x 3.15m )

UPVC double glazed window, central heating radiator, television point and open to dining area.

#### Dining Area

12'5 x 8'7 (3.78m x 2.62m)

Central heating radiator, pendant lighting and UPVC double glazed sliding door to rear.

#### Kitchen

12'1 x 8'8 (3.68m x 2.64m )

UPVC double glazed window, central heating radiator, range of panelled 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, wood effect laminate flooring and door to garage.

#### Garage

18'11 x 9'3 (5.77m x 2.82m )

Power, lighting, UPVC double glazed frosted window, UPVC double glazed frosted door to rear and up and over garage door.

### First Floor

#### Landing

9'1 x 6'7 (2.77m x 2.01m)

Central heating radiator, loft access, smoke detector, doors leading to three bedrooms, bathroom and storage.

#### Bedroom One

11'10 x 10'8 (3.61m x 3.25m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

12'6 x 10'8 (3.81m x 3.25m )

UPVC double glazed window and central heating radiator.

#### Bedroom Three

8'7 x 7'9 (2.62m x 2.36m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

### Bathroom

6'10 x 6'5 (2.08m x 1.96m )

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

### External

#### Rear

Enclosed garden with laid to lawn, decking and bedding areas.

#### Front

Laid to lawn garden, stone chippings, block paved driveway and access to garage.



Tel: 01282469023

www.keenans-estateagents.co.uk