



*9 Groveside Park
Burnley
Offers in the Region of: £145,000*





9 Groveside Park, Burnley

A well-presented, two-bedroom, modern terrace home, conveniently located on the Barnfield Homes, Groveside Park development in the popular Rosegrove area of Burnley, close to local amenities and major transport links.

Briefly comprising, entrance hall, kitchen, lounge/dining room, and downstairs WC on the ground floor, along with two bedrooms, and family bathroom on the first floor. Externally the property has a private block paved drive to the front, allowing parking for two vehicles along with a spacious, South facing rear garden.



ENTRANCE HALL

A composite entrance door opens into the welcoming entrance hall, briefly comprising, first floor balustrade staircase, radiator, vinyl flooring, and ceiling light point.

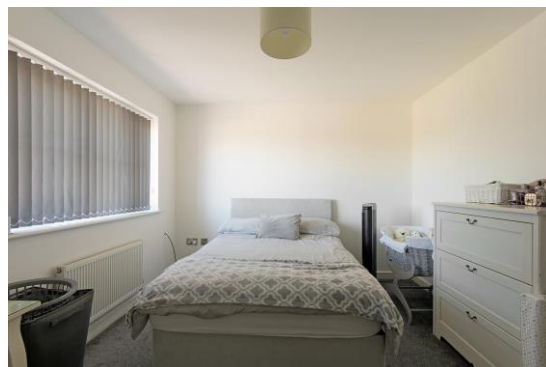
KITCHEN

The kitchen with UPVC double glazed window overlooking the front of the property, briefly comprising, a range of white base and wall mounted units with complementary laminate work surfaces, stainless steel sink with drainer and chrome mixer tap, integrated appliances, comprising, Teknix electric oven, Newworld four ring electric hob, stainless steel overhead extractor, fridge freezer, space and plumbing for a washing machine, radiator, laminate flooring, and chrome ceiling spotlights.



LOUNGE/DINING ROOM

The light filled lounge/dining room with UPVC double glazed sliding patio doors allowing access out to the rear garden, briefly comprising, built in under-stairs storage cupboard, two radiators, carpeted flooring, and two ceiling light points.



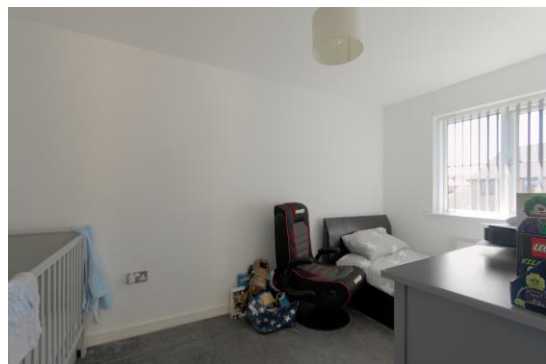
DOWNSTAIRS WC

Accessed from the entrance hall, the downstairs WC with small UPVC frosted window, briefly comprises, pedestal sink with chrome mixer tap, low level WC, radiator, vinyl flooring, and ceiling light point.



BEDROOM ONE

A spacious double bedroom with UPVC double glazed window overlooking the front of the property, briefly comprising, built in over-stairs storage cupboard housing the properties Remeha combination boiler, radiator, carpeted flooring, and ceiling light point.



BEDROOM TWO

Bedroom two with UPVC double glazed window overlooking the rear of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.



BATHROOM

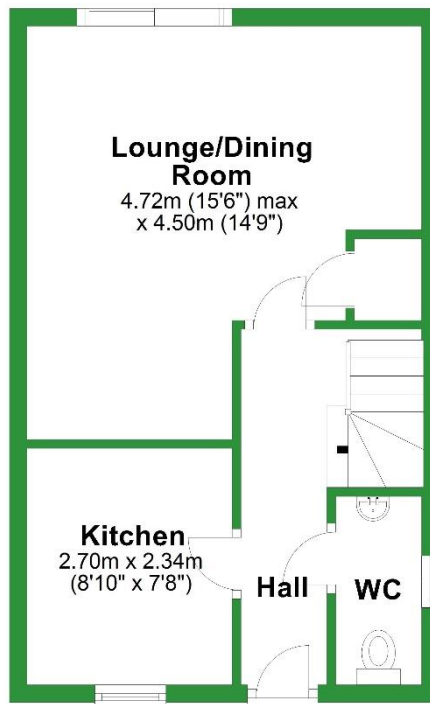
The bathroom with UPVC double glazed frosted window, briefly comprises, panelled bath with chrome mixer tap, and chrome thermostatic shower over, pedestal sink with chrome mixer tap, low level WC, ceramic wall tiles, chrome towel warmer, vinyl flooring, and chrome ceiling spotlights.

EXTERNAL

Externally the property has a private block paved drive to the front, allowing parking for two vehicles along with a spacious, South facing rear garden.

Ground Floor

Approx. 33.8 sq. metres (364.2 sq. feet)

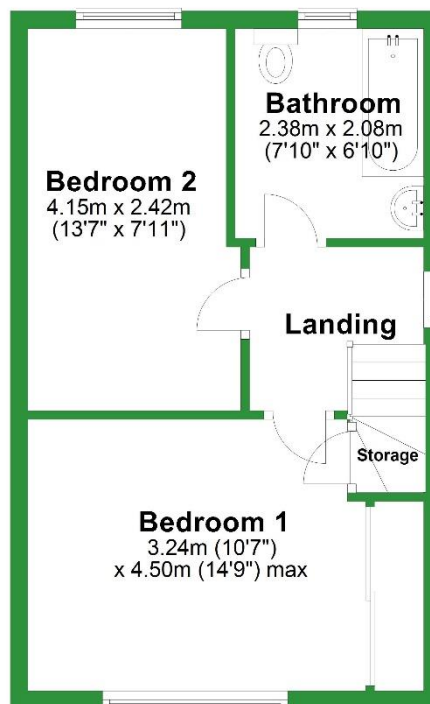


Total area: approx. 67.3 sq. metres (724.6 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

First Floor

Approx. 33.5 sq. metres (360.3 sq. feet)



VIEWINGS

All viewings must be made through Pendle Hill Properties. Call 01282 772048 to arrange an appointment, alternatively call into our office.

OFFERS

If you would like to make an offer on this or any of our properties, please contact the office on 01282 772048.

Proof of funds will be required before any offer can be accepted.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

154 Whalley Road Read Burnley Lancashire BB12 7PN

e info@pendlehillproperties.co.uk callum@pendlehillproperties.co.uk

w pendlehillproperties.co.uk



@PendleHillProps



Find us on Facebook

