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For  
Sale



25 Groveside Park  
Burnley BB12 6HE

£135,000



### Key Features:

- Stunning semi-detached property
- Stylish kitchen
- Close to motorway links
- Finished to exacting standards
- South facing garden
- Two double bedrooms
- Integrated neff appliances
- Large living/dining room
- Lowerhouse district
- Double driveway

Tenure: Freehold

EPC Rating: C

Council Tax Band:

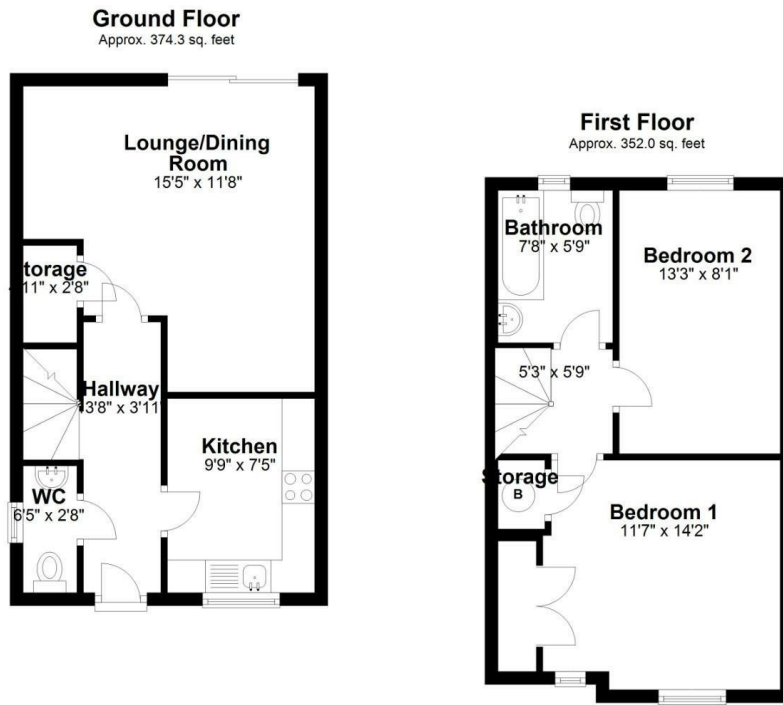


26 Manchester Road, Burnley, Lancashire, BB11 1HH  
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# 2 BEDROOM House - End Terrace



Total area: approx. 726.3 sq. feet

## Main Description:

**\*\*Offered with no onward chain\*\***

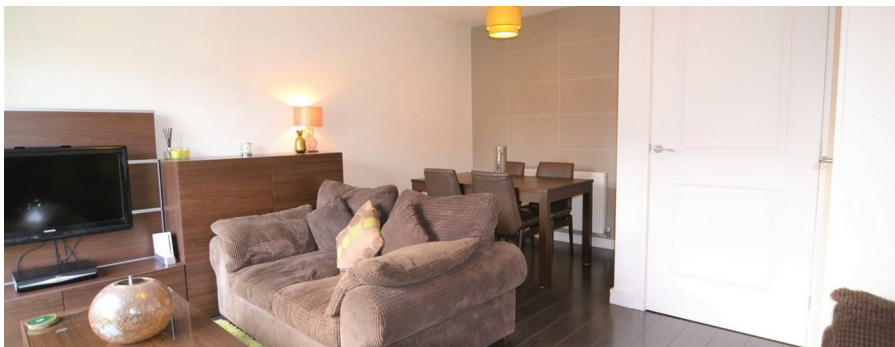
An immaculately presented semi-detached property with two generous double bedrooms. Private south facing rear garden and driveway for two cars. Located in the popular Lowerhouse district of Burnley close to motorway links. Internal viewing is a must!

The property has been exceptionally well maintained and complete with high quality fixtures and fittings. On entrance you're welcomed by the grand hallway which provides access to the downstairs WC. Adjacent is the kitchen which is in an L shape arrangement with matching wall, base and drawer units in white gloss with high end integrated appliances such as Miele electric hob, Neff oven, Neff microwave, fridge freezer and dishwasher also fitted with a stainless steel sink/drainer with white tile splash back.

The downstairs is fitted with dark wood flooring which flows into the living/dining room which benefits from sliding patio doors which opens on the the seating area and lawned garden.

To the first floor there are two double bedrooms, one to the rear and the main bedroom to the front which benefits from fitted wardrobes and a storage cupboard. The bathroom comprises low level WC, hand wash basin and paneled bath with an overhead mixer shower all in white with contrasting tiles and flooring.

Externally the property has an enclosed private garden to the rear which allows access to the side of the property leading to the double driveway at the front.



**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