

25 Groveside Park, Burnley, BB12 6HE
Offers over £170,000
Council Tax Band:



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 Karndean 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 — ideal for relaxing or entertaining.

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, 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.



Farrar & Forbes

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	