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Real

18 Groveside Park  
Burnley  
BB12 6HE



## For Sale

£875 Per Month

- Located in the sought-after Groveside Park, offering a quiet and well-maintained residential setting
- Spacious two double bedrooms, ideal for professionals, couples, or a small family.
- Bright and airy separate reception room with ample space for both lounge and dining furniture.
- Modern three-piece bathroom suite comprising bath with overhead shower, wash basin, and WC
- Well-proportioned kitchen with generous cupboard storage and worktop space.

- Good natural light across all principal rooms, creating a warm and welcoming atmosphere.
- EPC - C
- Council Tax - A
- 01282 415111
- Ideal long-term rental opportunity in a popular residential location.



A well-presented and spacious two-bedroom property located within the popular Groveside Park, offering comfortable and practical living in a desirable residential setting. The accommodation comprises a bright and generously sized reception room, providing ample space for both lounge and dining furniture, creating an ideal area for relaxing or entertaining.

The property further benefits from a well-proportioned kitchen with a good range of storage units and worktop space, two comfortable bedrooms offering flexibility for a main bedroom and guest room or home office, and a modern three-piece bathroom suite complete with bath, overhead shower, wash basin, and WC.

Decorated in neutral tones throughout, the property is clean, well-maintained, and ready for immediate occupation. Conveniently situated close to local amenities, green spaces, and transport links, this home is ideal for professionals, couples, or small families and is available to let as soon as possible.

Our initial tenancy agreements are for 6 or 12 months.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

A holding deposit capped at one weeks rent to reserve the property. If the application is successful this can be used towards the rent and deposit.



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.

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