

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

## The Moorlands, Bacup, OL13 8BT

### £325,000

BEAUTIFUL DETACHED FOUR-BEDROOM FAMILY HOME

This four-bedroom detached family home is being proudly welcomed to the market. With stunning views across surrounding countryside this property is perfectly located for a family, in close proximity to all local amenities, well regarded schools and major commuter routes. This property boasts a bright and spacious conservatory which flows internally into a reception room/dining room.

The property comprises briefly to the ground floor: entrance into the hallway through to the kitchen, reception room and downstairs WC as well as hosting the stairs to the first floor. The reception room is open to the conservatory and door into the kitchen, both the reception room and conservatory have sliding doors to the rear of the property. The kitchen has an external door leading to the side of the property and an internal door to the garage. The first floor is a landing with doors to four bedrooms and a family bathroom.

Externally to the rear is a laid to lawn garden area with a paved area and decked patio living space with bedding plants and privatised by mature shrubs and a fence. To the front of the property is a spacious driveway providing private parking for numerous vehicles and a laid to lawn garden area with a flagged pathway to the entrance door, privatised by mature shrubs.

For further information, or to arrange a viewing please contact our Rawtenstall team at your earliest convenience.

# The Moorlands, Bacup, OL13 8BT

£325,000



- EPC Rated C
- Integral Garage
- Fitted Kitchen
- Freehold Property
- Driveway For Multiple Cars
- Fully Detached Property
- Council Tax Band D
- Spacious Enclosed Rear Garden
- Well Located With Fabulous Countryside Views

## Ground Floor

### Hall

15'01 x 5'04 (4.60m x 1.63m )

Entrance door with five-lever mortice lock, central heating radiator, doors to the kitchen, downstairs WC, under-stairs storage area.

### Downstairs WC

4'08 x 3'01 (1.42m x 0.94m )

UPVC double glazed frosted window, central heating radiator, low basin WC, wall mounted corner wash basin with traditional taps.

### Conservatory

20'08 x 15'00 (6.30m x 4.57m )

Five UPVC double glazed windows, two central heating radiators, tiled floor, open to reception room, sliding UPVC double glazed doors leading onto decking area.

### Reception Room One / Dining Room

21'08 x 10'04 (6.60m x 3.15m )

UPVC double glazed front window, gas fire, two central heating radiators, double door to kitchen, sliding UPVC double glazed five mortice lock door to the rear leading to the paved patio.

### Kitchen

15'00 x 8'07 (4.57m x 2.62m )

Two UPVC double glazed windows, fully fitted kitchen, main and half bowl sink with drainer and mixer taps, five ring gas hob, laminate worktops, part tiled elevations, tile effect floor, door to the rear integral door to garage.

### Garage

17'00 x 8'08 (5.18m x 2.64m )

UPVC double glazed window, plumbing for washing machine, Worcester combi boiler, electric garage door.

## First Floor

### Bedroom One

15'00 x 12'06 (4.57m x 3.81m )

Two UPVC double glazed windows, central heating radiator.

### Bedroom Two

10'06 x 10'03 (3.20m x 3.12m )

UPVC double glazed window, central heating radiator.

### Bedroom Three

10'08 x 10'04 (3.25m x 3.15m )

UPVC double glazed window, central heating radiator.

### Bedroom Four

8'6 x 8'6 (2.59m x 2.59m )

UPVC double glazed window, central heating radiator.

## Bathroom

7'11 x 5'00 (2.41m x 1.52m )

UPVC double glazed frosted window, central heating towel rail, corner Jacuzzi bath with mixer tap, electric Mira sports shower, dual flush WC, pedestal corner wash basin with mixer taps, shelved cupboard, spotlights, tiled floor.

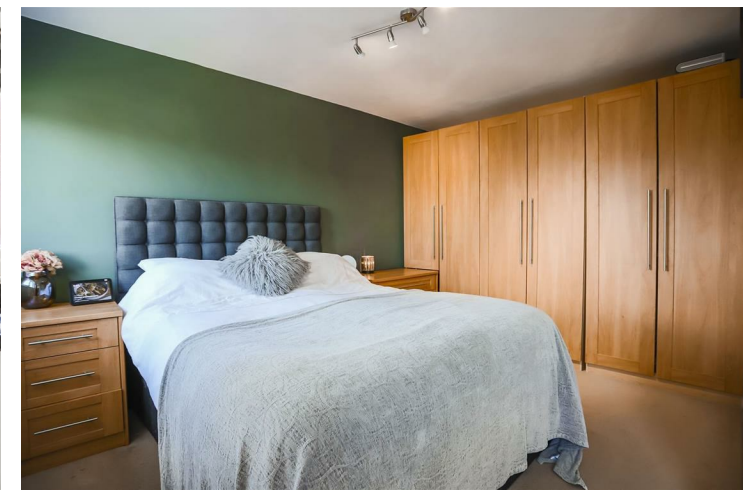
## Externally

### Front

Laid to lawn front garden, with paved area privatised by mature hedges, driveway providing parking for numerous vehicles.

### Rear

Enclosed back garden, laid to lawn, paved patio and decked area, privatised by mature hedges and secure fencing with gates at both sides of the property.



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