

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			86
(81-91) B		72	
(69-80) C			
(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.

Brambling Drive, Bacup, OL13 9QJ

Offers Over £290,000

AN EXCEPTIONAL FAMILY HOME IN QUIET & SOUGHT AFTER CUL DE SAC.

Having been presented and maintained to the highest standard throughout with an abundance of indoor and outdoor space, two bathrooms and open plan living area, this exceptional four bedroom detached property is being proudly welcomed to the market in the highly regarded location of Bacup on a sought after estate. With off road parking, garage and stylish decoration, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rochdale, Rossendale and Burnley. The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and staircase to the first floor. The reception room leads openly on to a dining area which guides you through to a kitchen. The kitchen leads on to a utility room which provides access on to a WC. The first floor comprises of doors on to four generously sized bedrooms and a modern three-piece bathroom suite. The main bedroom benefits from a walk in wardrobe which leads through to an en suite shower room. Externally there is an enclosed laid to lawn garden with patio and bedding areas to the rear and off road parking for multiple vehicles to the front. For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

Brambling Drive, Bacup, OL13 9QJ

Offers Over £290,000



- Tenure Leasehold
- Ample Off Road Parking With Driveway And Garage
- Fitted Kitchen
- Easy Access To Major Network Links
- Council Tax Band C
- Four Bedroom Detached Property
- Ideal Family Home With Viewing Essential
- EPC Rating C
- Three Piece Bathroom Suite And En Suite
- Expansive Rear Garden With Patio Area

Ground floor

Entrance

Via a composite double glazed leaded door to hall.

Hall

5'7 x 4'10 (1.70m x 1.47m)

Central heating radiator, oak door to reception room and stairs to first floor.

Reception Room

14'9 x 10'1 (4.50m x 3.07m)

UPVC double glazed window, central heating radiator, smoke alarm, television point and open to arch to dining area.

Dining Area

10'11 x 8'5 (3.33m x 2.57m)

Central heating radiator, oak door to kitchen and UPVC double glazed patio doors to rear.

Kitchen

10'9 x 8'1 (3.28m x 2.46m)

UPVC double glazed window, central heating radiator, range of wood effect panelled wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with high spout mixer tap, integrated electric Belling double oven with four ring gas hob and extractor hood, space for fridge freezer and dish washer, smoke alarm, under stairs storage, wood effect laminate floor and open arch to utility room.

Utility Room

5'3 x 4'10 (1.60m x 1.47m)

Plumbed for washing machine, space for dryer, range of wood effect panelled wall units, granite effect surface, tiled splash back, wood effect laminate floor, oak door to WC and composite double glazed door to side.

WC

4'9 x 3'6 (1.45m x 1.07m)

UPVC double glazed frosted window, central heating radiator, two piece suite, dual flush WC, wall mounted wash basin with mixer tap and wood effect laminate floor.

First Floor

Landing

9'6 x 4'11 (2.90m x 1.50m)

Central heating radiator, loft access, store cupboard, doors to four bedrooms and bathroom.

Bedroom One

12'6 x 12'2 (3.81m x 3.71m)

Two UPVC double glazed windows, central heating radiator, integrated over stairs shelving, television point, and open arch to walk in wardrobe.

Walk In Wardrobe

6'11 x 2'10 (2.11m x 0.86m)

Two fitted wardrobes and door to en suite.

En Suite

6'11 x 4'3 (2.11m x 1.30m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, pedestal wash basin with mixer tap, enclosed double direct feed shower, tiled elevation, extractor fan and wood effect lino floor.

Bedroom Two

12'7 x 9'8 (3.84m x 2.95m)

UPVC double glazed window, central heating radiator, integrated over stairs shelving and television point.

Bedroom Three

7'8 x 12'5 (2.34m x 3.78m)

UPVC double glazed window and central heating radiator.

Bedroom Four

9'5 x 7'8 (2.87m x 2.34m)

UPVC double glazed window and central heating radiator.

Bathroom

7'7 x 5' (2.31m x 1.52m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, L shaped tiled panelled bath with direct feed shower and mixer tap, wall mounted wash basin with mixer tap, tiled elevation, extractor fan and tiled floor.

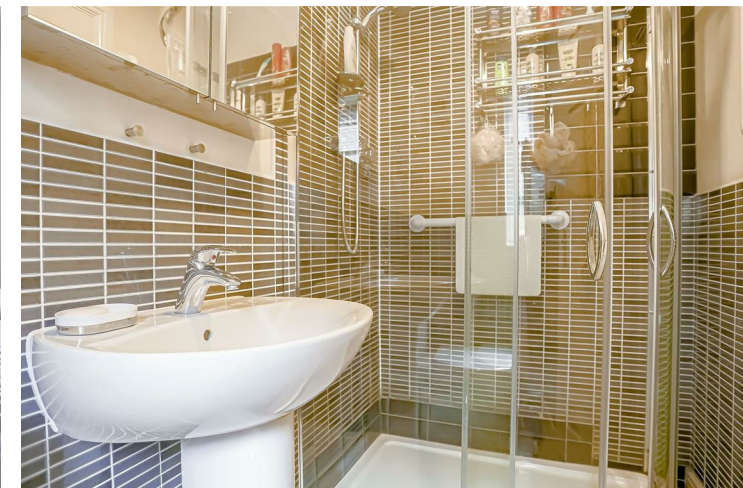
External

Front

Tarmac and stone chip driveway with access to garage.

Rear

Enclosed laid to lawn garden with decking, stone chipping and timber store shed.



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