



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			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Heald Lane, Bacup, OL13 8QN

£275,000

A SUPERB THREE BEDROOM FAMILY HOME WITH FULLY BOARDED DORMER SPACE

This three bedroom semi detached property is being proudly welcomed to the market in the sought after village of Weir. The property is immaculately presented throughout with spacious interiors, ample storage space and boasts a superb modern fitted kitchen. The property also has central heating throughout with double panel artisanal radiators providing excellent heat coverage, ample parking for up to five vehicles and an extensive garden to the rear. The rear garden boasts two detached single garages, a fully insulated external office space with electric supply, ideal for home working. Situated conveniently close for accessing well regarded schools, close to local amenities, nearby bus routes and has connections to major commuter routes.

The property comprises briefly, to the ground floor: Entrance via the porch with a door providing access to the hallway which has stairs leading to the first floor and doors to the WC, reception room and kitchen. The spacious reception room has double doors providing access to a fitted kitchen/dining area which also has access to the second reception room. The second reception room has double doors out to the rear garden and side of the property. To the first floor, there is a landing with doors leading to three bedrooms and a four piece bathroom suite. The main bedroom benefits from an en suite. Externally, to the front of the property there is a driveway providing ample off road parking. To the rear of the property, there is an enclosed garden with artificial lawn, bedding areas and mature shrubs. There are also two single garages with a storage area and a home office.

For further information or to arrange a viewing please contact our Rossendale office at your earliest convenience. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents

Heald Lane, Bacup, OL13 8QN

£275,000



- Beautifully Presented Semi Detached Property
- Modern Fitted Kitchen
- Two Detached Single Garages and Added Home Office
- EPC Rating D
- Three Bedrooms
- Stylish Decoration
- Tenure Freehold
- Two Bathrooms
- Spacious Interiors
- Council Tax Band C

Ground Floor

Entrance Porch

6'0" x 5'8" (1.83m x 1.73m)

Composite double glazed frosted front door, two UPVC double glazed windows, central heating radiator, spotlights, tiled flooring and door to the hall.

Hall

16'9" x 6'3" (5.13m x 1.93m)

Central heating radiator, stairs to the first floor, understairs storage, wood flooring and doors leading to reception room, WC and kitchen.

WC

5'2" x 2'3" (1.60m x 0.69m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, tiled elevations and wood flooring.

Reception Room

18'6" x 12'2" (5.66m x 3.73m)

UPVC double glazed window, central heating radiator, television point and double doors leading to the kitchen.

Kitchen/Dining Area

18'11" x 11'8" (5.77m x 3.56m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate worktops, stainless steel one and a half bowl sink and drainer with mixer tap, five ring gas hob and extractor hood, integrated high rise Kenwood double oven, integrated dishwasher, space for fridge freezer, plumbing for washing machine, breakfast bar, spotlights, partial wood effect elevations, wood effect flooring and double doors to reception room two.

Reception Room Two

18'4" x 9'1" (5.59m x 2.79m)

Three UPVC double glazed windows, central heating radiator, spotlights, wood effect flooring, UPVC double glazed door and UPVC double glazed french doors leading out to the rear.

First Floor

Landing

15'8" x 2'7" (4.78m x 0.79m)

Ladder access to loft with lighting, central heating radiator and doors leading to three bedrooms and bathroom.

Bedroom One

13'3" x 9'6" (4.04m x 2.90m)

UPVC double glazed window, central heating radiator and door to en suite.

En-Suite

6'3" x 2'0" (1.91m x 0.61m)

Dual flush WC, vanity top wash basin with mixer tap, electric feed shower, PVC elevations, spotlights and tiled flooring.

Bedroom Two

13'3" x 9'4" (4.04m x 2.87m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'10" x 10'5" (3.61m x 3.18m)

UPVC double glazed window, central heating radiator and storage cupboard.

Bathroom

10'4" x 8'0" (3.15m x 2.44m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panelled bath with traditional taps, electric feed shower, tiled elevations, wood effect flooring, spotlights and extractor fan.

Exterior

Front

Driveway providing off road parking for numerous vehicles and gate to rear garden.

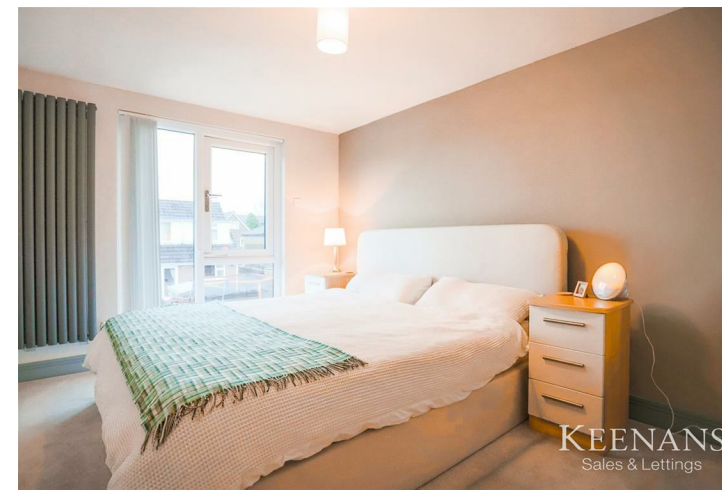
Rear

Enclosed garden with artificial lawn, paved patio, bedding, two single garages, storage area and home office.

Home Office

18'0" x 17'5" (5.49m x 5.33m)

Two up and over garage doors.



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