



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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		74	82
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.

## Fieldfare Way, Bacup, OL13 9PP

### Offers Over £360,000

A CHARMING FOUR BEDROOM DETACHED FAMILY HOME

Nestled in the heart of a popular area of Bacup, this four bedroom detached family home is being welcomed to the property market. Ideally suited for a growing family looking for a spacious home with versatile living solutions and well-proportioned bedrooms with easy access to all local amenities, schools and commuter routes.

The property comprises briefly, to the ground floor: entrance to a welcoming hallway with stairs leading to the first floor and doors providing access to two reception rooms, a study, a downstairs WC, and a fitted kitchen leading to a separate utility room. To the first floor is a landing with doors leading to four double bedrooms and a family bathroom. Externally the property boasts an enclosed laid to lawn garden with a decked terrace and bedding areas. The front of the property boasts a laid to lawn garden with bedding areas and a driveway providing off road parking leading to a detached double garage.

For further information, or to arrange a viewing, please contact our Rawtenstall team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

# Fieldfare Way, Bacup, OL13 9PP

## Offers Over £360,000



- Impressive Detached Property
- Two Reception Rooms
- Off Road Parking & Detached Garage
- EPC Rating: C
- Four Bedrooms
- Two En Suite Facilities
- Leasehold
- Modern Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band E

### Ground Floor

#### Entrance Hallway

13'11 x 4' (4.24m x 1.22m)

Composite front entrance door, UPVC double glazed frosted window, central heating radiator, wood effect flooring and doors to study, WC, kitchen, two reception rooms and storage.

#### Study

10'5 x 7'4 (3.18m x 2.24m)

UPVC double glazed window, central heating radiator and wood effect flooring.

#### WC

5'6 x 3'3 (1.68m x 0.99m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin, part tiled elevations and wood effect flooring.

#### Kitchen

14'11 x 8'7 (4.55m x 2.62m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate surfaces, double oven with four ring gas hob, extractor hood, stainless steel one and a half bowl sink with drainer and mixer tap, plumbing for dishwasher, space for fridge freezer, tiled flooring and door to the utility.

#### Utility Room

5'8 x 4'9 (1.73m x 1.45m)

Range of base units, boiler, tiled flooring and door to the rear.

#### Reception Room One

18'5 x 10'11 (5.61m x 3.33m)

UPVC double glazed bay window, central heating radiator, television point, electric fire and UPVC double glazed French doors to the rear.

#### Reception Room Two

9'10 x 7'9 (3.00m x 2.36m)

UPVC double glazed bay window, central heating radiator and wood effect flooring.

### First Floor

#### Landing

UPVC double glazed window, central heating radiator, loft access and doors to four bedrooms, bathroom and storage.

#### Bedroom One

18'4 x 11' (5.59m x 3.35m)

Two UPVC double glazed windows, two central heating radiators, fitted wardrobes and door to the en suite.

#### En Suite

6'9 x 4'3 (2.06m x 1.30m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin, direct feed shower unit, shaver point, part tiled elevations and tiled flooring.

#### Bedroom Two

13'7 x 10'5 (4.14m x 3.18m)

Two UPVC double glazed windows, two central heating radiators, loft access and door to the en suite.

#### En Suite

6'4 x 3'8 (1.93m x 1.12m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, direct feed shower unit, part tiled elevations and tiled flooring.

#### Bedroom Three

10'1 x 9'5 (3.07m x 2.87m)

UPVC double glazed window and central heating radiator.

#### Bedroom Four

10'1 x 7'3 (3.07m x 2.21m)

UPVC double glazed window and central heating radiator.

#### Bathroom

6'4 x 6'1 (1.93m x 1.85m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath, part tiled elevations and tiled flooring.

#### External

##### Front

Laid to lawn garden and driveway providing off road parking leading to a detached double garage.

##### Rear

Enclosed laid to lawn garden with patio areas.

#### Agents Notes

The property has 18 solar panels and a battery.

