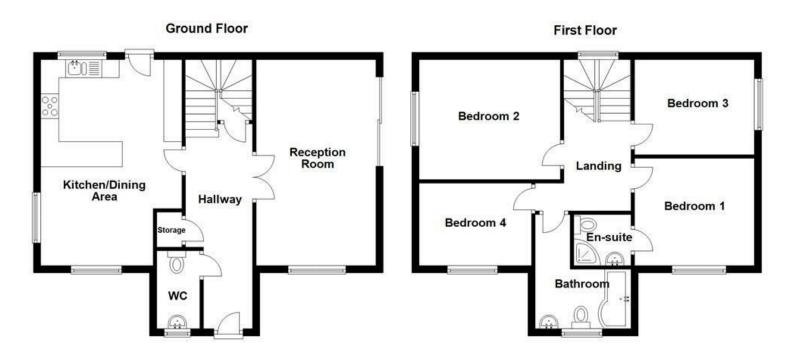
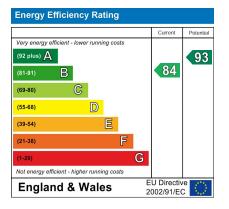
KEENANS Sales & Lettings



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.



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Buttermere Avenue, Bacup, OL13 9BL Offers Over £310,000

BEAUTIFUL STONE BUILT DETACHED HOME, PERFECT FOR A FAMILY

Commanding a generous and enviable plot with an enclosed rear garden and off road parking to the front of the property. This bright four bedroom, detached property is being welcomed to the property market in a popular area of Bacup. The property flows internally with spacious rooms, neutral decoration throughout and an open plan dining kitchen, this property has everything a growing family will need!

The property comprises briefly, to the ground floor; entrance via a welcoming hallway with stairs to the first floor and doors to the reception room, open plan dining kitchen, WC and two storage cupboards. The spacious reception room has sliding doors providing access out to the rear garden. The kitchen is open plan to the dining area and is fitted with modern units, integrated appliances and a door to the rear garden. To the first floor you will find four double bedrooms and a three piece bathroom suite. The main bedroom boasts its own en suite facility. Externally, the property has a generously sized laid to lawn rear garden with a paved patio area. The front of the property there is a wraparound laid to lawn garden leading to off road parking at the side.

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

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Four Bedrooms



- Impressive Detached Property
- Spacious Reception Room
- Off Road Parking
- EPC Rating: B
- **Ground Floor**

Entrance Hallway

19'2 x 6'1 (5.84m x 1.85m)

Composite front entrance door, central heating radiator, fuse box, alarm system, stairs to the first floor and doors to WC, two storage

7'1 x 3'11 (2.16m x 1.19m)

UPVC double glazed window, central heating radiator, dual flush WC, wall mounted wash basin, extractor fan and laminate flooring.

Reception Room

18'8 x 10'10 (5.69m x 3.30m)

UPVC double glazed window, central heating radiator, television point and UPVC double glazed sliding door to the rear.

Dining Kitchen

18'6 x 12'9 (5.64m x 3.89m)

Three UPVC double glazed windows, central heating radiator, range of wood wall and base units with wood effect surfaces, composite one and a half bowl sink with drainer and mixer tap, Stoves double oven with four ring gas hob, extractor hood, integrated dishwasher and fridge freezer, boiler, smoke alarm, spotlights, wood effect flooring and composite door to the side elevation.

First Floor

Landing

14'3 x 9'1 (4.34m x 2.77m)

UPVC double glazed window, loft access, smoke alarm and doors to four bedrooms and bathroom.

Bedroom One

10'6 x 10'1 (3.20m x 3.07m)

UPVC double glazed window, central heating radiator and door to the

En Suite

5'7 x 4'9 (1.70m x 1.45m)

Central heating radiator, dual flush WC, wall mounted wash basin, corner electric feed shower unit, extractor fan, spotlights and laminate

Bedroom Two

12'7 x 10'10 (3.84m x 3.30m)

Bedroom Three

10'9 x 8'7 (3.28m x 2.62m)

UPVC double glazed window, central heating radiator and television

Bedroom Four

9'11 x 7'5 (3.02m x 2.26m)

UPVC double glazed window and central heating radiator.

- Open Plan Dining Kitchen
- En Suite To Main Bedroom
 - Front & Rear Gardens
 - Council Tax Band D

Bathroom

Freehold

11'4 x 8'11 (3.45m x 2.72m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, part tiled elevations, extractor fan, spotlights and tile effect

External

Front

Enclosed laid to lawn garden and off road parking to the side.

Rear

Enclosed laid to lawn garden with paving and decked seating area.











