



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	93
(81-91) B			
(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.

## 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.

# Buttermere Avenue, Bacup, OL13 9BL

## Offers Over £310,000



- Impressive Detached Property
- Spacious Reception Room
- Off Road Parking
- EPC Rating: B
- Four Bedrooms
- En Suite To Main Bedroom
- Freehold
- Open Plan Dining Kitchen
- Front & Rear Gardens
- Council Tax Band D

### 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 rooms, reception room and dining kitchen.

#### WC

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.

#### 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 flooring.

#### Bedroom Two

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

UPVC double glazed window, central heating radiator and television point.

#### Bedroom Three

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

UPVC double glazed window, central heating radiator and television point.

#### Bedroom Four

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

UPVC double glazed window and central heating radiator.

### Bathroom

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 flooring.

### 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.

