



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
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Fernhill Drive, Bacup, OL13 8JS

Offers Over £195,000

Welcome to Fernhill Drive, Bacup. A charming house nestled in the heart of the Rossendale valley. This property boasts a perfect location with stunning countryside views, situated in close proximity to all local amenities, major commuter routes and well regarded schools. This property is ideally suited to a first time buyer or small/growing family looking for a long term base.

Comprising briefly, to the ground floor; entrance via the porch which has a door leading into the hallway which flows internally to the kitchen, reception room and conservatory with stairs to the first floor. The reception room is open to the dining room with doors to the rear. To the first floor is a landing to three bedrooms and a family bathroom. Externally, to the rear is a laid to lawn garden area with mature shrubbery and paved patios. To the front is an elevated laid to lawn garden area with steps to the entrance doorway, as well as decked seating areas with a detached garage and a driveway.

For further information or to arrange a viewing please contact our Rossendale office at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media pages Facebook : Keenans Estate Agents and instagram @keenans.ea

Fernhill Drive, Bacup, OL13 8JS

Offers Over £195,000



- Tenure Leasehold
- Council Tax Band E
- EPC Rating E
- Off Road Parking With Elevated Driveway And Garage
- Spacious Three Bedroom Semi Detached Property
- Ideal Family Home With Viewing Essential
- Fitted kitchen And Three Piece Bathroom Suite
- Ample Sized Enclosed Rear Garden With Nearby Countryside Views
- Easy Access To Local Amenities
- Close Proximity To Major Commuter Routes

Ground Floor

Entrance

UPVC door to porch.

Porch

7'3 x 4'7 (2.21m x 1.40m)

Six UPVC double glazed windows, tiled flooring, central heating radiator and door to hall.

Hall

14'3 x 5'10 (4.34m x 1.78m)

Central heating radiator, doors to kitchen, reception room one, door to rear, stairs to first floor and laminate flooring.

Dining Room

12'10 x 10'9 (3.91m x 3.28m)

UPVC double glazed bay window, central heating radiator, electric living flame fire, laminate flooring and coving.

Reception Room

11'5 x 11'5 (3.48m x 3.48m)

Central heating radiator, French doors to rear and laminate flooring.

Kitchen

15'5 x 10'11 (4.70m x 3.33m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units, laminate work tops, stainless steel sink and double drainer with mixer tap, oven, five ring gas hob, part tiled elevation and laminate flooring.

Conservatory

11'11 x 6'1 (3.63m x 1.85m)

UPVC double glazed windows, tiled effect flooring, conservatory roof and boiler.

First Floor

Landing

Doors to three bedrooms and bathroom.

Bedroom One

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

UPVC double glazed window, central heating radiator and laminate flooring.

Bedroom Two

11'9 x 11'4 (3.58m x 3.45m)

UPVC double glazed window, central heating radiator and laminate flooring.

Bedroom Three

8'5 x 6'3 (2.57m x 1.91m)

UPVC double glazed window and central heating radiator.

Bathroom

6'6 x 6'2 (1.98m x 1.88m)

UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap, over head direct feed shower and rinse head, vanity top wash basin with mixer tap, dual flush WC, part tiled elevation and laminate flooring.

External

Rear

Laid to lawn garden, mature shrubs and paved patio.

Front

Elevated garden area, laid to lawn garden, mature shrubs, driveway and detached garage.

