

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) <b>A</b>	<b>89</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>79</b>	
<small>England &amp; Wales</small> <small>EU Directive 2002/91/EC</small>	

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.

## Farrington Road, Bacup, OL13 9TE

### £300,000

EXQUISITE DETACHED PROPERTY WITH OFF ROAD PARKING

Welcome to Farrington Road, Bacup - a stunning location for this exquisite detached property. This four bedroom house is a true gem, with its sleek design, emphasizing open plan living that creates a spacious and inviting layout. The integration of beautifully designed interiors add a touch of elegance and sophistication to the overall aesthetic. With a focus on clean lines, high quality materials and contemporary finishes, this property exudes luxury and comfort.

One of the standout features of this property is the immaculate south facing rear garden, providing a peaceful retreat where you can enjoy the outdoors in style. Whether you're looking for a cosy night in or a summer barbecue, this garden offers the perfect setting.

Don't miss the opportunity to make this house your home. With its prime location and impeccable presentation, this property is sure to impress! Contact our Rawtenstall branch at your earliest convenience for more information or to book a viewing.

# Farrington Road, Bacup, OL13 9TE

£300,000



- Beautifully Presented Detached Property
- Open Plan Living
- Off Road Parking for Multiple Vehicles
- EPC Rating C
- Four Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Two Bathrooms
- Immaculate South Facing Rear Garden
- Council Tax Band C

## Ground Floor

### Entrance Hall

9'7 x 3'7 (2.92m x 1.09m)

Composite double glazed frosted front door, central heating radiator, spotlights, wood effect laminate flooring, doors leading to WC, reception room and open plan kitchen/living area.

### WC

5'0 x 3'7 (1.52m x 1.09m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps and wood effect laminate flooring.

### Reception Room

14'11 x 7'9 (4.55m x 2.36m)

UPVC double glazed window, central heating radiator, spotlights, fitted storage, door to understairs storage.

### Open Plan Kitchen/Living Area

23'11 x 19'6 (7.29m x 5.94m)

Two UPVC double glazed windows, central heating radiator, Princess electric heater, smoke detector, range of wall and base units with wooden effect worktops, resin one and a half bowl sink and drainer with mixer tap, integrated Candy electric oven, Cooke and Lewis four ring electric hob and extractor hood, glass splashback, integrated high rise Baumatic microwave, plumbing for washing machine, integrated fridge and freezer, integrated breakfast bar, television point, spotlights, tiled flooring in kitchen area, UPVC double glazed French doors to rear and stairs to first floor.

## First Floor

### Landing

12'9 x 5'7 (3.89m x 1.70m)

UPVC double glazed window, loft access, smoke detector, spotlights, doors leading to four bedrooms and bathroom.

### Bedroom One

11'2 x 10'10 (3.40m x 3.30m)

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

### En Suite

6'5 x 5'3 (1.96m x 1.60m)

UPVC double glazed frosted window, central heated towel rail, RAK Ceramics dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosed, spotlights, extractor fan, fully tiled elevations and tiled flooring.

### Bedroom Two

10'8 x 8'8 (3.25m x 2.64m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

12'9 x 6'7 (3.89m x 2.01m)

UPVC double glazed window and central heating radiator.

### Bedroom Four

9'7 x 7'4 (2.92m x 2.24m)

UPVC double glazed window and central heating radiator.

### Bathroom

7'0 x 5'9 (2.13m x 1.75m)

UPVC double glazed frosted window, central heated towel rail, RAK Ceramics dual flush WC, RAK Ceramics pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower, fully tiled elevations, spotlights, extractor fan and tiled flooring.

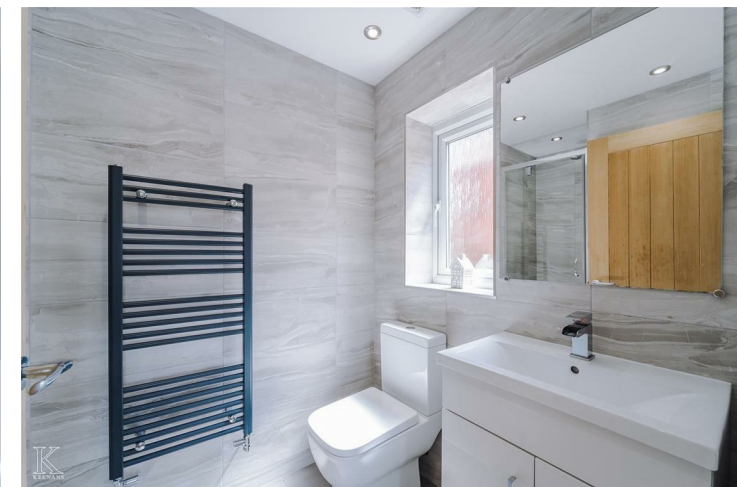
### Exterior

#### Rear

Enclosed garden with laid to lawn, Indian stone paved patio area and mature shrubbery.

#### Front

Off road parking for multiple vehicles.



Tel: 01706215618

www.keenans-estateagents.co.uk