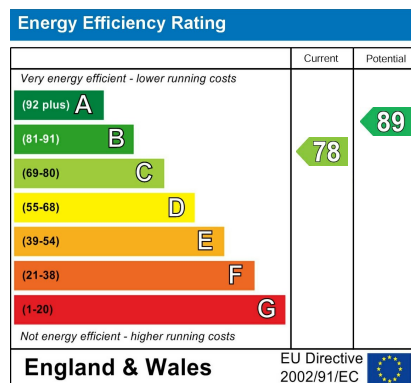




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



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 £300,000

IMMACULATELY PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME

This four-bedroom family home is being proudly welcomed to the market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes, this detached property is definitely not one to be missed. With view across all surrounding countryside, the house is ideally suited to a small/growing family looking for their long term home. The property boasts a newly fitted kitchen which is done to a high standard and spacious interiors throughout.

Comprising briefly, to the ground floor; entrance through the hall way which is open to the kitchen diner and has doors to the downstairs WC, the main reception room and hosts the stairs to the first floor. The kitchen has double doors out to the rear. To the first floor is a landing which has doors to four double bedrooms and a family bathroom with the main bedroom having access to an en-suite. Externally, to the rear the property has a laid to lawn garden with a paved patio area for seating. To the front is a laid to lawn garden area with mature shrubbery and bedding areas with a driveway and a garage.

For further information or to arrange a viewing please contact our Rawtenstall team at your earliest convenience. To preview properties coming to the market with Keenans please follow our Facebook : Keenans Estate Agents and Instagram : @keenans.ea



# Fieldfare Way, Bacup, OL13 9PP

## Offers Over £300,000

 4  2  1  C

- Council Tax Band D
- Newly Fitted Kitchen
- Four Bedrooms
- Leasehold Property
- Laid To Lawn Garden
- Nearby Nature Walks
- EPC Rated C
- Integral Garage
- Ample Off Road Parking

### Ground Floor

**Porch**  
6'01 x 3'06 (1.85m x 1.07m )  
Doors to hall, tiled floor, spotlights.

**Reception Room One**  
16'00 x 10'05 (4.88m x 3.18m )  
Central heating radiator, open to kitchen, doors to reception room one, doors to WC, stairs to the first floor, wood laminate floor.

**WC**  
4'08 x 2'04 (1.42m x 0.71m )  
Central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, part tiled elevations, tiled floor.

**Kitchen**  
25'06 x 9'06 (7.77m x 2.90m )  
UPVC double glazed window, two central heating radiators, mix of wall and base units, quartz worktop, sunken stainless steel sink with drainer and mixer tap, five ring gas hob, high rise oven, integrated fridge/freezer, plumbing for washing machine, spotlights, part tiled elevations, island, quartz worktops, kamdean floor, integral door to garage.

### First Floor

**Landing**  
Doors to four bedrooms, bathroom and storage cupboard.

**Bedroom One**  
13'01 x 12'00 (3.99m x 3.66m )  
UPVC double glazed window, central heating radiator, fitted wardrobes, door to en suite.

**Ensuite**  
6'02 x 5'01 (1.88m x 1.55m )  
UPVC double glazed window, central heating radiator, double direct feed shower, pedestal wash basin with traditional tap, dual flush WC, part tiled elevations, tiled floor.

**Bedroom Four**  
11'10 x 8'00 (3.61m x 2.44m )  
UPVC double glazed window, central heating radiator.

**Bedroom Three**  
9'01 x 8'01 (2.77m x 2.46m )  
UPVC double glazed window, central heating radiator.

**Bedroom Two**  
14'05 x 8'01 (4.39m x 2.46m )  
UPVC double glazed window, central heating radiator, storage.

**Externally**  
Laid to lawn garden, paved patio.



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