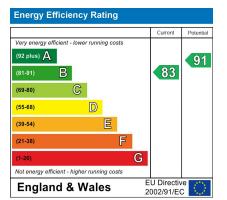


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them



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 firms employment has the authority to make or give any representation or warranty in respect of the property.









# Buttermere Avenue, Bacup, OL13 9BL Offers Over £350,000

A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME IN A QUIET AND SOUGHT AFTER AREA

Welcome to Buttermere Avenue, Bacup - a charming location for this delightful four-bedroom detached family home. This property is set over three floors, offering ample living space for you and your loved ones to enjoy.

As you step inside, you are greeted by a welcoming hallway that has doors to the garage, study, dining kitchen and utility room, also a staircase to the first floor. One of the standout features of this home is the stunning enviable multi level rear garden, perfect for relaxing on sunny days or hosting gatherings with friends and family. Additionally, the convenience of off-road parking adds to the appeal of this property, making coming home a breeze. The first floor landing has doors to three bedrooms, reception room and stairs to the second floor which leads to the main bedroom with en suite shower room.

Located in a quiet and sought-after area, this house provides a peaceful retreat from the hustle and bustle of everyday life. Whether you're looking to settle down with your family or simply want more space to spread out, this property offers the perfect blend of comfort and style.

Don't miss out on the opportunity to make this house your home - schedule a viewing today and experience the charm of Buttermere Avenue for yourself.

For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansestateagents.

## **Buttermere Avenue, Bacup, OL13 9BL** Offers Over £350,000













- Detached Property
- Main Bedroom With En Suite
- Off Road Parking And Garage
- EPC Rating: B
- **Ground Floor**

Composite entrance door, UPVC double glazed window, central heating radiator, laminate flooring, stairs to first floor and doors to kitchen, study, utility room, storage and garage.

8'9 x 7'4 (2.67m x 2.24m)

UPVC double glazed window, central heating radiator and laminate

#### Kitchen

21'3 x 8'9 (6.48m x 2.67m)

Three UPVC double glazed windows, central heating radiator, wood panelled wall and base units with granite effect worktops, double oven, four ring induction hob, glass splash back, extractor hood, stainless steel sink with draining board and mixer tap, integrated dishwasher, integrated fridge freezer and laminate flooring.

## **Utility Room**

8'7 x 7'2 (2.62m x 2.18m)

UPVC double glazed window, central heating radiator, base units with granite effect worktops, stainless steel sink with draining board and mixer tap, integrated washing machine, door to WC and UPVC door

6'6 x 3'8 (1.98m x 1.12m)

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

### **First Floor**

## Landing

Stairs to second floor and doors to reception room, three bedrooms

### **Reception Room**

17'5 x 10'4 (5.31m x 3.15m)

UPVC double glazed window, central heating radiator and UPVC double glazed sliding doors to rear.

#### **Bedroom Two**

14'6 x 9'10 (4.42m x 3.00m)

Two UPVC double glazed windows and central heating radiator.

#### **Bedroom Three**

11'9 x 10'10 (3.58m x 3.30m)

#### **Bedroom Four**

11'4 x 7'2 (3.45m x 2.18m)

UPVC double glazed window and central heating radiator.

- Four Bedrooms
- Fitted Kitchen
- Freehold

- Two Bathrooms
- Enclosed Rear Garden
- Council Tax Band: D

#### **Bathroom**

6'8 x 6'7 (2.03m x 2.01m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted sink, P shaped panelled bath with direct feed shower over, spotlights and part tiled.

#### **Second Floor**

#### Landing

UPVC double glazed window, velux window, central heating radiator and door to bedroom one.

#### **Bedroom One**

21'11 x 11'2 (6.68m x 3.40m)

UPVC double glazed window, central heating radiator, loft access and

## **En Suite**

10'3 x 4'7 (3.12m x 1.40m)

Velux window, central heating radiator, dual flush WC, wall mounted wash basin, electric feed shower, spotlights and part tiled elevation.

#### External

#### Front

Tarmac drive leading to garage.

#### Garage

17' x 8'1 (5.18m x 2.46m)

Plumbed for washing machine, space for dryer and garage door.

Enclosed laid to lawn, decking, bedding areas and steps leading down to stone chipped area.















