



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			82
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Fernhill Crescent, Bacup, OL13 8JU

£385,000

A STUNNING FOUR BEDROOM DETACHED PROPERTY WITH COUNTRYSIDE VIEWS AND OFF ROAD PARKING

We are proud to present this spacious and immaculately maintained four bedroom detached property to the market in Bacup. Boasting stylish interior, four bedrooms - the main bedroom featuring an en suite, modern fixtures and fittings throughout, additional utility room and countryside views from the rear. This property is perfect for a growing family looking for their forever home. Situated in the heart of Bacup, this property is conveniently close to local amenities, schools and commuter routes.

Comprising briefly; entrance via the front door to a welcoming porch which leads to a spacious hallway. The hallway gives access to two reception rooms, a utility room, WC and kitchen. The second reception room has a door leading out to the rear of the property. The first floor houses a landing which has doors to four bedrooms and a family bathroom. Externally, to the front there is a multi-tiered garden with bedding areas and mature shrubbery as well as a driveway. To the rear, there is an enclosed tiered garden with composite decking and LED lighting, artificial lawn and Indian stone patio areas.

For further information, or to arrange a viewing, please contact our Rawtenstall team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Fernhill Crescent, Bacup, OL13 8JU

£385,000



- Beautifully Presented Detached Property
- Two Spacious Reception Rooms
- Off Road Parking
- EPC Rating D
- Four Bedrooms
- Stylish Decoration
- Tenure Freehold
- Two Bathrooms
- Impressive Views from Rear Garden
- Council Tax Band D

Ground Floor

Entrance Porch

9'5 x 3'6 (2.87m x 1.07m)

Composite double glazed frosted front door, two UPVC double glazed windows, spotlights, tiled flooring and composite door to hall.

Hall

18'3 x 8'11 (5.56m x 2.72m)

Central heating radiator, stairs to first floor, Karndean LVT flooring, doors to two reception rooms, WC, kitchen and utility.

Reception Room One

18'5 x 11'1 (5.61m x 3.38m)

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

WC

6'4 x 4'2 (1.93m x 1.27m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, tiled elevations and tiled flooring.

Utility

14'1 x 5'9 (4.29m x 1.75m)

UPVC double glazed window, plumbing for washing machine and dryer, integrated Baxi boiler and composite door to side.

Kitchen

12'4 x 8'10 (3.76m x 2.69m)

UPVC double glazed window, central heating radiator, range of wall and base units, granite effect worktops, stainless steel sink and drainer with traditional taps, integrated high rise electric oven, four ring electric hob and extractor hood, tiled splashbacks, space for fridge, spotlights and tiled flooring.

Reception Room Two

15'9 x 11'8 (4.80m x 3.56m)

UPVC double glazed window, central heating radiator, television point, storage cupboard, Karndean LVT flooring and UPVC double glazed patio door to rear.

First Floor

Landing

12'3 x 5'9 (3.73m x 1.75m)

Loft access, doors leading to four bedrooms and bathroom.

Bedroom One

22'8 x 8'10 (6.91m x 2.69m)

UPVC double glazed window, two velux windows, central heating radiator, fitted wardrobes and door to en suite.

En Suite

8'10 x 9'8 (2.69m x 2.95m)

UPVC double glazed frosted window, velux window, upright central heating radiator with integrated mirror, vanity top wash basin with mixer tap, dual flush WC, freestanding bath with mixer tap, direct feed shower enclosed, tiled elevations and tiled flooring.

Bedroom Two

18'3 x 9'8 (5.56m x 2.95m)

UPVC double glazed window and central heating radiator.

Bedroom Three

12 x 9'8 (3.66m x 2.95m)

UPVC double glazed window and central heating radiator.

Bedroom Four

11'10 x 5'10 (3.61m x 1.78m)

UPVC double glazed window and central heating radiator.

Bathroom

7'8 x 5'9 (2.34m x 1.75m)

Two UPVC double glazed frosted windows, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled panel bat with mixer tap, direct feed shower and rainfall head, tiled elevations and tiled flooring.

Exterior

Rear

Enclosed garden with artificial lawn, Indian stone patio and composite decking area with LED lighting.

Front

Multi-tiered garden with wood chippings, bedding areas, mature shrubbery and off road parking.



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