



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 PlanIt.



The Moorlands, Bacup, OL13 8BT

Offers Over £425,000

EXCEPTIONAL FIVE BEDROOM FAMILY HOME WITH COUNTRYSIDE VIEWS AND AMPLE OFF ROAD PARKING WITH NO ONWARDS CHAIN

Commanding a prominent and enviable plot on the outskirts of Bacup, this immaculately presented five bedroom detached home is proudly presented to the market. Flowing internally with well proportioned living accommodation throughout and an abundance of natural light, the property is perfectly suited for a growing family or couple looking for easy access to all local amenities whilst also being in a prime location for enjoying countryside walks and easy access to the neighbouring towns, with also great links to major commuter routes. This property is not one to be missed!

The property comprises briefly, to the ground floor: entrance into a welcoming hallway with stairs leading to the first floor, open to the kitchen and a door providing access to the downstairs WC. The kitchen is fitted with modern wall and base units with integrated appliances, open to the second reception room and dining room and also has doors providing access to the utility room and to the rear garden. The dining room is open to two reception rooms and has a door leading to the double garage. The second reception room has two sets of french doors providing access to the rear garden. To the first floor is a landing with doors leading to five bedrooms, a three piece bathroom suite and a storage cupboard. The main bedroom has a door leading to the en-suite. The second bedroom also has a door providing access to the en-suite. Externally the property commands an enviable paved tiered garden with raised bedding areas, timber shed and mature shrubbery. To the front of the property there is ample off road parking and a double garage.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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 5  3  3  D

- Stunning Detached Family Home
- Ample Off Road Parking & Double Integral Garage
- Freehold Property
- Five Bedrooms & Three Reception Rooms
- Three Bathrooms
- Council Tax Band D
- Beautiful Countryside Views
- Well Located
- EPC Rating: D

Ground Floor

Hall

16'02 x 5'10 (4.93m x 1.78m)

Central heating radiator, spotlights, tiled floor, door to WC, open to the kitchen.

WC

4'09 x 3'08 (1.45m x 1.12m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, tiled floor.

Kitchen

18'00 x 15'02 (5.49m x 4.62m)

UPVC double glazed window, central heating radiator, mix of wall and base units, granite effect surfaces, stainless steel one and a half sink with drainer and mixer tap, full fridge, full freezer, dishwasher, double oven, five ring gas hob, extractor hood, breakfast bar, spotlights, boiler, tiled floor, open to dining room, reception room two, door to utility room.

Utility Room

7'09 x 7'06 (2.36m x 2.29m)

UPVC double glazed window, central heating radiator, laminate worktops, plumbing for washing machine.

Dining Room

10'07 x 8'08 (3.23m x 2.64m)

Central heating radiator, tiled floor, open to two reception rooms, door to garage.

Reception Room One

13'00 x 10'07 (3.96m x 3.23m)

Two UPVC double glazed windows, central heating radiator, gas fire, tiled floor, television point.

Reception Room Two

25'04 x 10'10 (7.72m x 3.30m)

Two UPVC double glazed windows, central heating radiator, television point, tiled floor, log burner, two UPVC double glazed french doors to rear garden.

Double Garage

21'09 x 18'08 (6.63m x 5.69m)

Electric roller garage door, UPVC double glazed door to rear garden.

First Floor

Landing

18'03 x 10'00 (5.56m x 3.05m)

Electric roller garage door, UPVC double glazed french doors to rear garden.

Bedroom One

18'03 x 10'00 (5.56m x 3.05m)

Two UPVC double glazed windows, central heating radiator, access to attic, spotlights, fitted wardrobes, doors to the en-suite.

En-Suite

8'10 x 7'09 (2.69m x 2.36m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with traditional taps, bath with traditional taps, double electric shower, tiled elevations, laminate floor.

Bedroom Two

15'04 x 7'09 (4.67m x 2.36m)

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

Ensuite

5'04 x 4'04 (1.63m x 1.32m)

Dual flush WC, vanity top wash basin with mixer taps, corner electric feed shower, tiled elevations, laminate floor, extractor fan.

Bedroom Three

11'01 x 10'06 (3.38m x 3.20m)

UPVC double glazed window, central heating radiator.

Bedroom Five

9'02 x 9'00 (2.79m x 2.74m)

UPVC double glazed window, central heating radiator.

Bedroom Four

10'07 x 7'06 (3.23m x 2.29m)

UPVC double glazed window, central heating radiator.

Bathroom

8'00 x 5'07 (2.44m x 1.70m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, L-shape bath with mixer tap, main feed rainfall shower with rinse head, tiled elevations, tiled floor.

Externally

Enclosed tired paved garden with mature shrubs, raised bedding areas, timber shed, garden wraps around side of property.



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