



Total area: approx. 883.7 sq. feet

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			85
(81-91) B			
(69-80) C		71	
(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.

Hazel Grove, Bacup, OL13 9XT

Offers Over £300,000

A DECEPTIVELY SPACIOUS TWO/THREE BEDROOM TRUE BUNGALOW

Nestled in the charming Hazel Grove of Bacup, this delightful property offers a unique opportunity to own a deceptively spacious detached two-bedroom true bungalow. The house boasts ample living space, perfect for those seeking comfort and relaxation.

One of the standout features of this property is the enviable rear garden, providing stunning countryside views that will surely take your breath away. Imagine enjoying your morning coffee while soaking in the beauty of nature right in your own backyard.

Convenience is key with off-road parking and a garage, ensuring that you never have to worry about finding a parking spot after a long day. The property is in fantastic condition, ready for you to move in and make it your own.

Don't miss out on the chance to own this wonderful home in a peaceful location with all the amenities you could ask for. Book a viewing today and step into your future in this lovely bungalow in Hazel Grove.

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Hazel Grove, Bacup, OL13 9XT

Offers Over £300,000



- Immaculate Detached Bungalow
- Fitted Kitchen
- Off Road Parking And Garage
- EPC Rating: C
- Three Bedrooms
- Garden Room
- Tenure Freehold
- Three Piece Shower Room
- Enclosed Rear Garden
- Council Tax Band: C

Ground Floor

Hall

UPVC entrance door, central heating radiator, wood effect flooring and doors to reception room and storage.

Reception Room

14'10 x 14'10 (4.52m x 4.52m)

UPVC double glazed window, central heating radiator, TV point, wood effect flooring and doors to kitchen and inner hall.

Kitchen

9'10 x 8'8 (3.00m x 2.64m)

UPVC double glazed window, central heating radiator, glass wall and base units, laminate worktops, integrated double oven, four ring electric hob, tiled splash back, stainless steel sink with draining board and mixer tap, plumbed for washing machine, space for fridge, space for freezer, part tiled elevation, laminate flooring and UPVC door to rear.

Inner Hall

Loft access (boarded loft with lighting, sockets and ladder), wood effect flooring and doors to three bedrooms, shower room and storage.

Bedroom One

12'10 x 11'5 (3.91m x 3.48m)

UPVC double glazed window and central heating radiator.

Bedroom Two

9'8 x 8'2 (2.95m x 2.49m)

UPVC double glazed window, central heating radiator and wood effect flooring.

Office/Bedroom Three

9'7 x 7'7 (2.92m x 2.31m)

Central heating radiator and door to garden room.

Garden Room

17'7 x 8'5 (5.36m x 2.57m)

UPVC double glazed windows, laminate flooring and UPVC French doors to rear.

Shower Room

5'7 x 5'4 (1.70m x 1.63m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity topped wash basin, direct feed rainfall shower, tiled elevation and laminate flooring.

External

Front

Laid to lawn, driveway for multiple cars and single garage.

Rear

Enclosed laid to lawn and bedding areas.

