

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		67	
(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.

Meadows Avenue, Bacup, OL13 8DF

Offers Over £215,000

SPACIOUS AND MODERN FAMILY HOME IN A PRIVATE LOCATION

Welcome to Meadows Avenue, Bacup - a charming semi-rural location where this spacious modern house is waiting for you to call it home. The property is sold with NO CHAIN DELAY.

Step into this property and be greeted by modern decor and appliances that are sure to impress even the most discerning buyer. The house boasts a tranquil plot backing on to open meadows to the rear, offering you the privacy and peace you deserve after a long day.

Whether you're looking to relax in the serene surroundings or entertain guests in style, this property has it all. Don't miss the opportunity to make this house your own and enjoy the best of modern living in a picturesque setting.

Meadows Avenue, Bacup, OL13 8DF

Offers Over £215,000



- Semi Detached Property
- Fitted Kitchen
- Off Road Parking
- EPC Rating: D
- Three Bedrooms
- Three Piece Family Bathroom
- Freehold
- Spacious Open Plan Living
- Enclosed Rear Garden
- Council Tax Band: B

Ground Floor

Porch

4'5 x 2'10 (1.35m x 0.86m)

UPVC entrance door, two UPVC double glazed window, tiled floor and door to hall.

Hall

11'11 x 5'6 (3.63m x 1.68m)

Central heating radiator, stairs to first floor and door to reception room.

Reception Room

23'3 x 12'9 (7.09m x 3.89m)

UPVC double glazed bay window, three central heating radiators, two feature wall lights, electric fire in stone surround, part laminate floor, Bay seating area with under seat storage, open access to kitchen and UPVC French doors to rear,

Kitchen

11' x 8'7 (3.35m x 2.62m)

UPVC double glazed window, spotlights, mix of wall and base units, laminate worktops, integrated single oven, four burner gas hob, extractor hood, stainless steel splash back, one and half bowl stainless steel sink with draining board and mixer tap, American sized fridge/freezer which is included in the sale, integrated wine cooler and tiled floor.

First Floor

Landing

7'6 x 6'6 (2.29m x 1.98m)

UPVC double glazed frosted window, loft access and doors to three bedrooms and bathroom.

Bedroom One

13'4 x 11' (4.06m x 3.35m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11' x 9'10 (3.35m x 3.00m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

10'1 x 7'1 (3.07m x 2.16m)

UPVC double glazed window and central heating radiator.

Bathroom

6'8 x 6'4 (2.03m x 1.93m)

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with mixer tap, P shape panel bath with mixer tap and direct feed shower over, part tiled elevation and tiled floor.

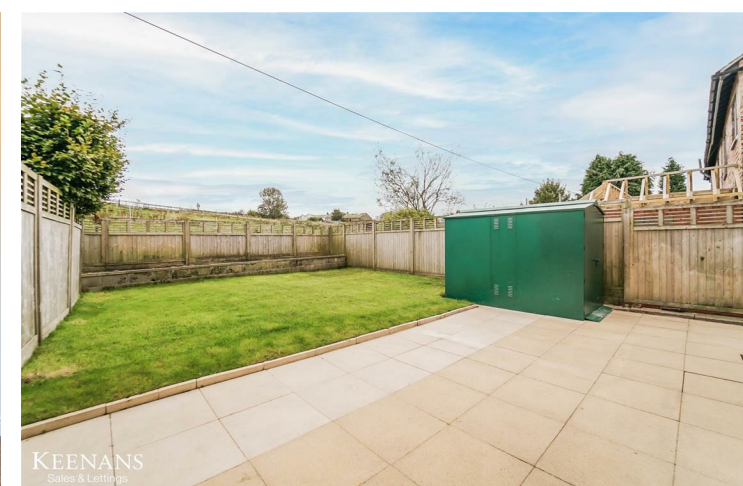
External

Front

Block paved drive for off road parking.

Rear

Enclosed laid to lawn and paved patio.



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