



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	65	
(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		

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Fernville Terrace, Bacup, OL13 0EH

Offers Over £240,000

SPACIOUS FAMILY HOME WITH LARGE DOWNSTAIRS EXTENSION

Welcome to this charming quasi-semi-detached house located on Fernville Terrace in Bacup. This spacious family home boasts a modern decor and contemporary appliances throughout, making it an ideal choice for those seeking comfort and style.

The property features two inviting reception rooms, perfect for entertaining guests or enjoying family time. With three well-proportioned bedrooms, there is ample space for everyone to relax and unwind. The two bathrooms, including a family bathroom, ensure convenience for busy mornings and evening routines.

One of the standout features of this home is the generous plot it occupies, both inside and out. The large drive provides plenty of off-road parking, a rare find in many properties today. The rear extension has created a substantial reception room, offering additional living space that can be tailored to your family's needs.

Situated close to local amenities, this property is ideally located for easy access to shops, schools, and recreational facilities. Whether you are looking for a family home or a place to entertain, this property offers a perfect blend of space, modernity, and convenience.

Do not miss the opportunity to make this delightful house your new home.

Fernville Terrace, Bacup, OL13 0EH

Offers Over £240,000

 3  2  2  D

- Quasi Semi Detached Property
 - Two Bathrooms
 - Off Road Parking
 - EPC Rating: D
- Three Bedrooms
 - Fitted Kitchen
 - Freehold
- Three Reception Rooms
 - Enclosed Rear Garden
 - Council Tax Band: B

Ground Floor

Hall
14'6 x 5'10 (4.42m x 1.78m)
Central heating radiator, wood effect flooring, stairs to first floor and doors to two reception rooms.

Reception Room One
12'4 x 11' (3.76m x 3.35m)
UPVC double glazed bow window, central heating radiator, two feature wall lights and gas fire with granite hearth and surround.

Reception Room Two
11'4 x 10'5 (3.45m x 3.18m)
UPVC double glazed window, central heating radiator, wood effect flooring and doors to reception room three and open access to kitchen.

Reception Room Three
15'3 x 14'3 (4.65m x 4.34m)
Central heating radiator, wood effect flooring, door to bathroom, Rock stable door to side and UPVC double glazed French doors to rear.

Kitchen
6'9 x 6'9 (2.06m x 2.06m)
UPVC double glazed window, wall and base units, wood effect worktops, integrated single oven, four ring electric hob, extractor hood, glass splash back, under cupboard lighting, composite sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer and wood effect flooring.

Bathroom
14'1 x 6'2 (4.29m x 1.88m)
Central heating radiator, dual flush WC, wall mounted wash basin with traditional taps, panel bath with traditional taps, extractor fan, tiled elevation and vinyl flooring.

First Floor

Landing
8'10 x 5'10 (2.69m x 1.78m)
Loft access and doors to three bedrooms and shower room.

Bedroom One
12'5 x 10'10 (3.78m x 3.30m)
UPVC double glazed window and central heating radiator.

Bedroom Two
12'5 x 10'6 (3.78m x 3.20m)
UPVC double glazed window, central heating radiator and boiler storage.

Bedroom Three
6'8 x 5'10 (2.03m x 1.78m)
UPVC double glazed window and central heating radiator.

Shower Room
9'5 x 5'7 (2.87m x 1.70m)
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, direct feed walk in shower, vanity top wash basin with mixer tap, illuminated mirror, PVC clad ceiling, PVC clad elevation and wood effect flooring.

External

Front
Gated tarmac drive for off road parking.

Rear
Tiered garden, laid to lawn, artificial lawn, decking, paved seating area and timber shed.

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