



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	82
England & Wales	EU Directive 2002/91/EC	

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Plantation View, Weir, OL13 8PY

Offers Over £375,000

A SUBSTANTIAL AND SPACIOUS FAMILY HOME

Welcome to this substantial and spacious semi-detached family home located in the desirable area of Plantation View, Weir, Bacup. This impressive property boasts five well-proportioned bedrooms, making it an ideal choice for a growing family in search of their dream home.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The neutral decor throughout the house creates a warm and welcoming atmosphere, allowing you to move in with ease and make it your own.

The main bedroom is a true highlight, featuring a walk-in wardrobe, an ensuite shower room, and a charming Juliet balcony that offers lovely views and a touch of elegance. The additional four bedrooms are generously sized, ensuring that everyone in the family has their own comfortable space.

Step outside to discover a gorgeous rear garden, complete with a summer house and paved seating areas, perfect for enjoying sunny days and hosting gatherings with friends and family.

Situated in a popular location, this home provides excellent access to the neighbouring towns of Burnley and Rawtenstall, making it convenient for commuting and local amenities.

Plantation View, Weir, OL13 8PY

Offers Over £375,000



- Exceptional Semi Detached Property
- Modern Fitted Kitchen
- Off Road Parking
- EPC Rating C
- Four Bedrooms
- Open Plan Living
- Tenure Freehold
- Two Bathrooms
- Extensive Plot
- Council Tax Band C

Ground Floor

Entrance Porch

5'6 x 3'4 (1.68m x 1.02m)

Composite front door, wood effect laminate flooring and open to reception room.

Reception Room One

25'2 x 16'11 (7.67m x 5.16m)

UPVC double glazed bay window, central heating radiator, coving, log burner with stone flag hearth, television point, wood effect laminate flooring, doors leading to dining room, utility and stairs to first floor.

Utility

7'11 x 7'8 (2.41m x 2.34m)

Velux window, central heating radiator, plumbing for washing machine, spotlights, extractor fan, tiled effect flooring and door to WC.

WC

4'4 x 2'0 (1.32m x 0.61m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, tiled effect flooring, extractor fan and spotlights.

Dining Room

26'6 x 8'4 (8.08m x 2.54m)

Two UPVC double glazed windows, two central heating radiators, spotlights, tiled effect flooring, open to kitchen and UPVC double glazed door to side elevation.

Kitchen

16'11 x 10'3 (5.16m x 3.12m)

Range of high gloss wall and base units with laminate work surfaces, central island with breakfast bar, integrated oven with four ring gas hob and extractor hood, composite sink and drainer with mixer tap, plumbing for dishwasher, space for fridge freezer, spotlights, tiled effect flooring and sliding door to rear.

First Floor

Landing

Loft access, smoke detector, doors leading to four bedrooms, bathroom and walk-in wardrobe.

Bedroom One

12'9 x 10'3 (3.89m x 3.12m)

UPVC double glazed window, central heating radiator, vaulted ceiling, open to walk-in wardrobe, door to en suite and UPVC double glazed French doors to Juliet balcony.

Walk-in Wardrobe

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

Coving.

En Suite

10'3 x 3'8 (3.12m x 1.12m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower with rinse head, spotlights, extractor fan, partially tiled elevations and tiled flooring.

Bedroom Two

11'1 x 11'0 (3.38m x 3.35m)

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

Bedroom Three

10'8 x 7'2 (3.25m x 2.18m)

UPVC double glazed window and central heating radiator.

Bedroom Four

10'5 x 8'8 (3.18m x 2.64m)

UPVC double glazed window and central heating radiator.

Bedrom Five

10'7 x 8'4 (3.23m x 2.54m)

UPVC double glazed window and central heating radiator.

Bathroom

7'9 x 5'4 (2.36m x 1.63m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, freestanding oval bath with floor mounted mixer tap and rinse head, television point, spotlights, speaker, tiled elevations and tiled flooring.

External

Rear

Enclosed garden with artificial lawn, paving, bedding areas and summerhouse.

Front

Gravel chippings, bedding areas and off road parking.

