



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(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.

Fernville Terrace, Bacup, OL13 0EH

Offers Over £200,000

STUNNING SEMI DETACHED FAMILY HOME IN THE HEART OF BACUP

This spacious semi-detached house presents an ideal family home. With its generous living space, this property is perfect for those seeking comfort and convenience. The heart of the home is the open plan kitchen diner, which offers a welcoming atmosphere for family gatherings and entertaining guests.

The large rear garden is a delightful feature, providing ample outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. Additionally, the property benefits from off-road parking on the driveway, ensuring that you have a secure and convenient place for your vehicles.

This home is not just a place to live; it is a sanctuary where family memories can be made. With its blend of space, functionality, and outdoor charm, this property is a wonderful opportunity for anyone looking to settle in a friendly community. Do not miss the chance to make this lovely house your new home.

Fernville Terrace, Bacup, OL13 0EH

Offers Over £200,000

 3  1  1  D

- Spacious Semi Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Stylish Decoration Throughout
- Tenure Freehold
- Four Piece Bathroom Suite
- Extensive Rear Garden
- Council Tax Band B

Ground Floor

Entrance Hall

12'0 x 5'7 (3.66m x 1.70m)
UPVC double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, smoke detector, wood effect flooring and door to kitchen/dining area.

Kitchen/Dining Area

20'8 x 12'2 (6.30m x 3.71m)
UPVC double glazed box window, central heating radiator, range of wall and base units with granite effect work surfaces and splashback, stainless steel sink and drainer with high spout mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, smoke detector, spotlights, wood effect flooring, open to reception room and UPVC double glazed door to rear.

Reception Room

12'8 x 11'9 (3.86m x 3.58m)
UPVC double glazed bow window, central heating radiator, coving, television point and wood effect flooring.

First Floor

Landing

12'2 x 2'11 (3.71m x 0.89m)
UVC double glazed window, doors leading to two bedrooms dressing room, bathroom and stairs to second floor.

Bedroom Two

14'10 x 9'7 (4.52m x 2.92m)
UPVC double glazed window, central heating radiator and wood effect flooring.

Bedroom Three

11'8 x 9'10 (3.56m x 3.00m)
UPVC double glazed bay window, central heating radiator and wood effect flooring.

Dressing Room

11'8 x 5'8 (3.56m x 1.73m)
UPVC double glazed window, central heating radiator, spotlights, fitted wardrobes and stairs to second floor.

Bathroom

8'10 x 7'5 (2.69m x 2.26m)
Two UPVC double glazed frosted windows, central heated towel rail, vanity top wash basin with mixer tap, dual flush WC, panel bath with mixer tap and rinse head, direct feed shower enclosed, spotlights, tiled elevations and tiled flooring.

Second Floor

Bedroom One

17'0 x 11'3 (5.18m x 3.43m)
Two Velux windows, spotlights, smoke detector and door to WC.

WC

4'2 x 3'10 (1.27m x 1.17m)
Velux window, dual flush WC, wall mounted wash basin with traditional taps and wood effect flooring.

External

Rear

Enclosed split-level garden with paved patio, laid to lawn, bedding areas, mature shrubbery and timber shed.

Front

Off road parking.



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