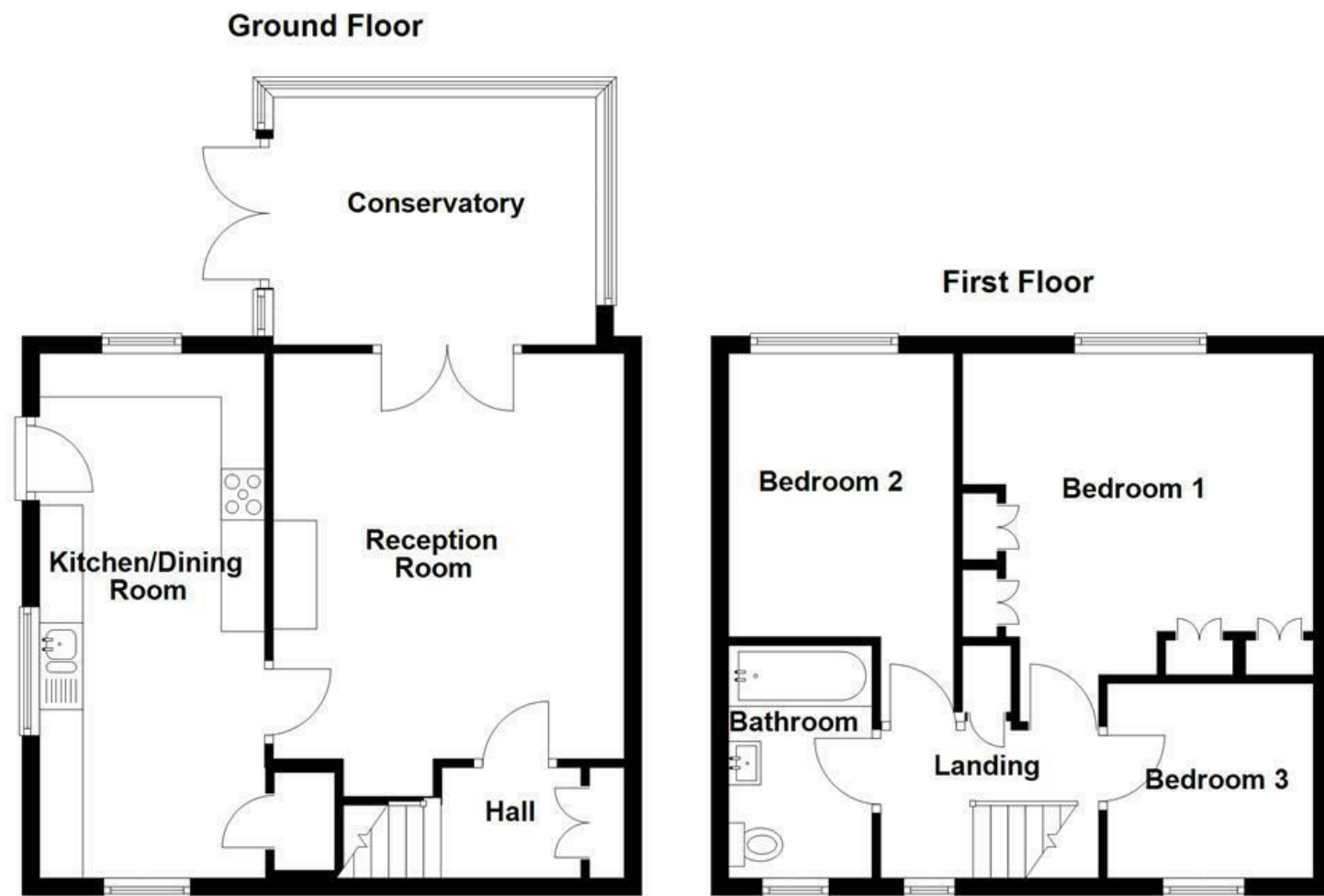




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Grasmere Terrace, Bacup, OL13 8EA

£175,000

AN EXCEPTIONAL SEMI DETACHED PROPERTY ON A QUIET CUL DE SAC

Having been presented and updated to the highest standard throughout with stylish interiors, double driveway and enviable wrap around gardens, this outstanding three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Bacup at the end of a quiet cul de sac. Situated within close proximity to bus routes, local schools and amenities, as well as network links to Burnley, Rossendale, Rochdale and major motorway links. With three generously sized bedrooms, modern fixtures and fittings and added conservatory, this property is the perfect family home ready to move straight into! With beautiful, low maintenance gardens, stunning multi fuel burner and a stones throw away from the town centre, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room boasts a stunning multi fuel burner and leads on to a contemporary fitted kitchen and through to a conservatory. The kitchen boasts modern wall and base units, integrated appliances and leads out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a modern bathroom. Externally there is an enclosed wrap around garden to the rear with paving, decking, dog pen and storage shed. To the front there is a double driveway.

For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

Grasmere Terrace, Bacup, OL13 8EA

£175,000

 3  1  1  C

- Semi Detached Property
 - Modern Three Piece Bathroom
 - Off Road Parking
 - EPC Rating: C
- Three Bedrooms
 - Spacious Reception Room
 - Tenure: Freehold
- Contemporary Fitted Kitchen With Appliances
 - Enclosed Rear Garden
 - Council Tax Band: A

Ground Floor

Hall

6'11 x 4'2 (2.11m x 1.27m)
Composite double glazed frosted entrance door, spotlights, fitted storage, stairs to first floor and hardwood single glazed door to reception room.

Reception Room

16'9 x 13'3 (5.11m x 4.04m)
Central heating radiator, two feature wall lights, cast iron multi fuel burner, stone heath and surround, oak mantle, TV point, hardwood tap door to kitchen/dining room and UPVC double glazed French doors to conservatory.

Conservatory

12'3 x 9'4 (3.73m x 2.84m)
UPVC double glazed windows, central heating radiator, polycarbonate roof, two feature wall lights and UPVC double glazed French doors to rear.

Kitchen

19'10 x 8'6 (6.05m x 2.59m)
Three UPVC double glazed windows, spotlights, mixture of wood effect and gloss wall and base units, wood effect worktops, one and half bowl composite sink with draining board and high spout mixer tap, integrated electric oven and combination microwave in high rise unit, five burner gas hob, extractor hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, integrated wine cooler, under unit lighting, storage cupboard, tile effect vinyl flooring and UPVC double glazed door to rear.

First Floor

Landing

8'3 x 5'7 (2.51m x 1.70m)
UPVC double glazed window, loft access (boarded and lighting), fitted storage and doors to three bedrooms and bathroom.

Bedroom One

13'11 x 13'3 (4.24m x 4.04m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

13'11 x 8'3 (4.24m x 2.51m)
UPVC double glazed window and central heating radiator.

Bedroom Three

7'10 x 7'4 (2.39m x 2.24m)
UPVC double glazed window, central heating radiator and coving.

Bathroom

8'9 x 5'5 (2.67m x 1.65m)
UPVC double glazed frosted window, heated towel rail, spotlights, dual flush WC, vanity top wash basin with waterfall mixer tap, tiled panel bath with mixer tap and direct feed rainfall shower and rinse head over, LED mirror, inset shelving with downlights. extractor fan, PVC clad ceiling, tiled elevation and tiled floor.

External

Front

Double block paved driveway and external lighting.

Rear

Enclosed wrap around garden, paving, decking, wood chippings, Ketor storage shed (with lighting and power), dog pen, power and sensor lighting.



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