



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Walton Close, Bacup, OL13 9RE

£300,000

THREE BEDROOM DORMER BUNGALOW IN A SOUGHT AFTER LOCATION

This delightful dormer bungalow presents an excellent opportunity for families and individuals alike. Boasting three spacious bedrooms, this property offers ample room for relaxation and personal space. The well-designed layout includes two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home.

A standout feature of this home is the conservatory, which provides a bright and airy space to enjoy the surrounding views of the garden throughout the year. The front and rear gardens are well-maintained, offering a lovely outdoor retreat for gardening enthusiasts or those who simply wish to bask in the sun.

For those with vehicles, the property includes a driveway for off-road parking, ensuring convenience and security. Additionally, a large garage provides further storage options or the potential for a workshop.

This residence combines comfort and practicality, making it an ideal choice for anyone seeking a peaceful yet accessible location. With its generous living spaces and outdoor areas, this bungalow is a wonderful place to call home. Don't miss the chance to view this exceptional property in Bacup.

Walton Close, Bacup, OL13 9RE

£300,000

 3  1  2  E

- Detached Bungalow
 - Fitted Kitchen
 - Off Road Parking And Double Garage
 - EPC Rating: E
- Three Bedrooms
 - Three Piece Shower Room
 - Tenure: Freehold
- Two Reception Rooms
 - Enclosed Rear Garden With Countryside Views
 - Council Tax Band: D

Ground Floor

Hall

10'1 x 12'9 (3.07m x 3.89m)
UPVC entrance door, central heating radiator, coving, smoke alarm, storage, wood effect laminate flooring and doors to two reception rooms, kitchen, bedroom and shower room.

Reception Room One

15'1 x 11'11 (4.60m x 3.63m)
UPVC double glazed bow window, central heating radiator, coving, living flame gas fire, marble effect hearth and surround and wood mantle,

Reception Room Two

13'4 x 12'1 (4.06m x 3.68m)
Central heating radiator, coving, stairs to first floor and UPVC double glazed French doors to conservatory.

Conservatory

14'8 x 9'3 (4.47m x 2.82m)
UPVC double glazed windows, central heating radiator, ceiling fan, tiled floor and UPVC double glazed sliding door to rear.

Kitchen

11'3 x 7'4 (3.43m x 2.24m)
UPVC double glazed window, coving, wall and base units. laminate worktops, stainless steel sink with draining board and mixer tap, integrated double oven in high rise unit, four burner gas hob, extractor hood, plumbing for washing machine, integrated fridge freezer, part tiled elevation, tile effect lino flooring and UPVC double glazed door to conservatory.

Bedroom Three

9'2 x 8'1 (2.79m x 2.46m)
UPVC double glazed window, central heating radiator, coving and wood effect flooring.

Shower Room

8'7 x 5'5 (2.62m x 1.65m)
Two UPVC double glazed frosted windows, central heating radiator, dual flush WC, vanity top wash basin with traditional taps, electric feed shower in double enclosure, tiled elevation and lino flooring.

First Floor

Landing

3'8 x 2'11 (1.12m x 0.89m)
Loft access, storage and doors to two bedrooms.

Bedroom One

15'1 x 13'3 (4.60m x 4.04m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

12'8 x 10'1 (3.86m x 3.07m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

External

Front

Laid to lawn garden, stone chips and paved drive.

Rear

Enclosed laid to lawn garden, paving, stone chips and double garage.

Garage

21'1 x 16'6 (6.43m x 5.03m)
Two up and over doors, UPVC double glazed window and two doors to rear.



Tel: 01706215618

www.keenans-estateagents.co.uk