



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		
England & Wales	EU Directive 2002/91/EC	

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Bankside Lane, Bacup, OL13 8HJ

£275,000

AN OUSTANDING END TERRACED PROPERTY WITH ADDED GARDEN

Situated on an impressive plot and having been presented and updated to the highest standard throughout, this enviable four bedroom end terraced property is being proudly welcomed to the market in the desirable location of Bacup. With enviable views, stunning gardens, enviable features and stylish interiors, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Rossendale, Rochdale and major motorway links. With added cellar, fantastic loft conversion and two living areas, this property is the perfect family home ready to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and houses a staircase to the first floor. The second reception room boasts enviable multi fuel burner and leads through to the kitchen and down to the cellar. The country-style kitchen leads through to a utility room which guides you on to a WC. The first floor comprises of doors on to three generously sized bedrooms, modern bathroom and staircase to the second floor. The second floor benefits from a generously sized fourth bedroom. Externally there is an enclosed yard to the rear with artificial lawn and access on to a fantastic garden. The tiered garden benefits from laid to lawn, paving, bedding and storage garage. To the front there is a garden with bedding areas and off road parking on the gable end.

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

Bankside Lane, Bacup, OL13 8HJ

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- Tenure Leasehold
 - Off Road Parking On The Gable End
 - Viewing Essential
 - Easy Access To Major Network Links
- Council Tax Band B
 - Enviaible Views
 - Stunning Gardens
- EPC Rating TBC
 - Sought After Area
 - Abundance Of Indoor And Outdoor Space

Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

4'4 x 3'6 (1.32m x 1.07m)

Coving, tiled effect lino and hard wood single glazed door to hall.

Hall

13'2 x 3'6 (4.01m x 1.07m)

Central heating radiator, coving and wood effect laminate flooring.

Reception Room One

17'6 x 12' (5.33m x 3.66m)

UPVC double glazed bay window, central heating radiator, coving, ceiling rose and television point.

Reception Room Two

15'11 x 14'4 (4.85m x 4.37m)

UPVC double glazed window, central heating radiator, coving, picture rail, cast iron multi fuel burner and built in oven with stone hearth and surround, television point, two feature wall lights, wood effect laminate flooring, door to stairs to cellar, door to kitchen and UPVC double glazed French doors to rear.

Kitchen

16'1 x 5'2 (4.90m x 1.57m)

Two UPVC double glazed windows, central heating radiator, spotlights, range of wood panel wall and base units, granite effect surface, tiled splash back, ceramic Belfast sink with high spout spring neck mixer tap, four door Rangemaster oven with six ring gas hob and extractor hood, integrated fridge and dishwasher, tiled floor, bi fold door to utility room and UPVC double glazed frosted door to rear.

Utility Room

4'10 x 2'8 (1.47m x 0.81m)

Single glazed frosted window, plumbed for washing machine and dryer, wall mounted wash basin with mixer tap, wood panel elevation, spotlights, lino flooring and open to WC.

WC

4'10 x 2'10 (1.47m x 0.86m)

Single glazed frosted window, low flush WC, Ideal boiler and lino flooring.

Lower Ground Floor

Cellar

12'5 x 4'5 (3.78m x 1.35m)

Space for fridge freezer, power and lighting.

First Floor

Landing

17'11 x 16'1 (5.46m x 4.90m)

UPVC double glazed window, central heating radiator, smoke alarm, ceiling rose, wood effect laminate flooring, hard wood doors to three bedrooms, bathroom and stairs to second floor.

Bedroom One

12'5 x 12' (3.78m x 3.66m)

UPVC double glazed window and central heating radiator.

Bedroom Two

14'3 x 8'11 (4.34m x 2.72m)

UPVC double glazed window and central heating radiator.

Bedroom Three

14'3 x 6'10 (4.34m x 2.08m)

UPVC double glazed window and central heating radiator.

Bathroom

9'4 x 5'5 (2.84m x 1.65m)

Velux window, central heating towel rail, spotlights, four piece suite, panel bath with mixer tap, vanity top wash basin with mixer tap, dual flush WC, double direct feed rainfall walk in shower, LED mirror, tiled elevation and tiled floor.

Second Floor

Bedroom Four

15'7 x 14'7 (4.75m x 4.45m)

UPVC double glazed window, Velux window and eave storage.

External

Artificial grass, tiered garden with laid to lawn, paving, bedding areas, mature shrubbery and access to garage.

Garage

15'4 x 10'3 (4.67m x 3.12m)

Power and lighting to be used for storage or as a workshop.

Front

Garden with bedding areas and access to off road parking to the gable end.



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