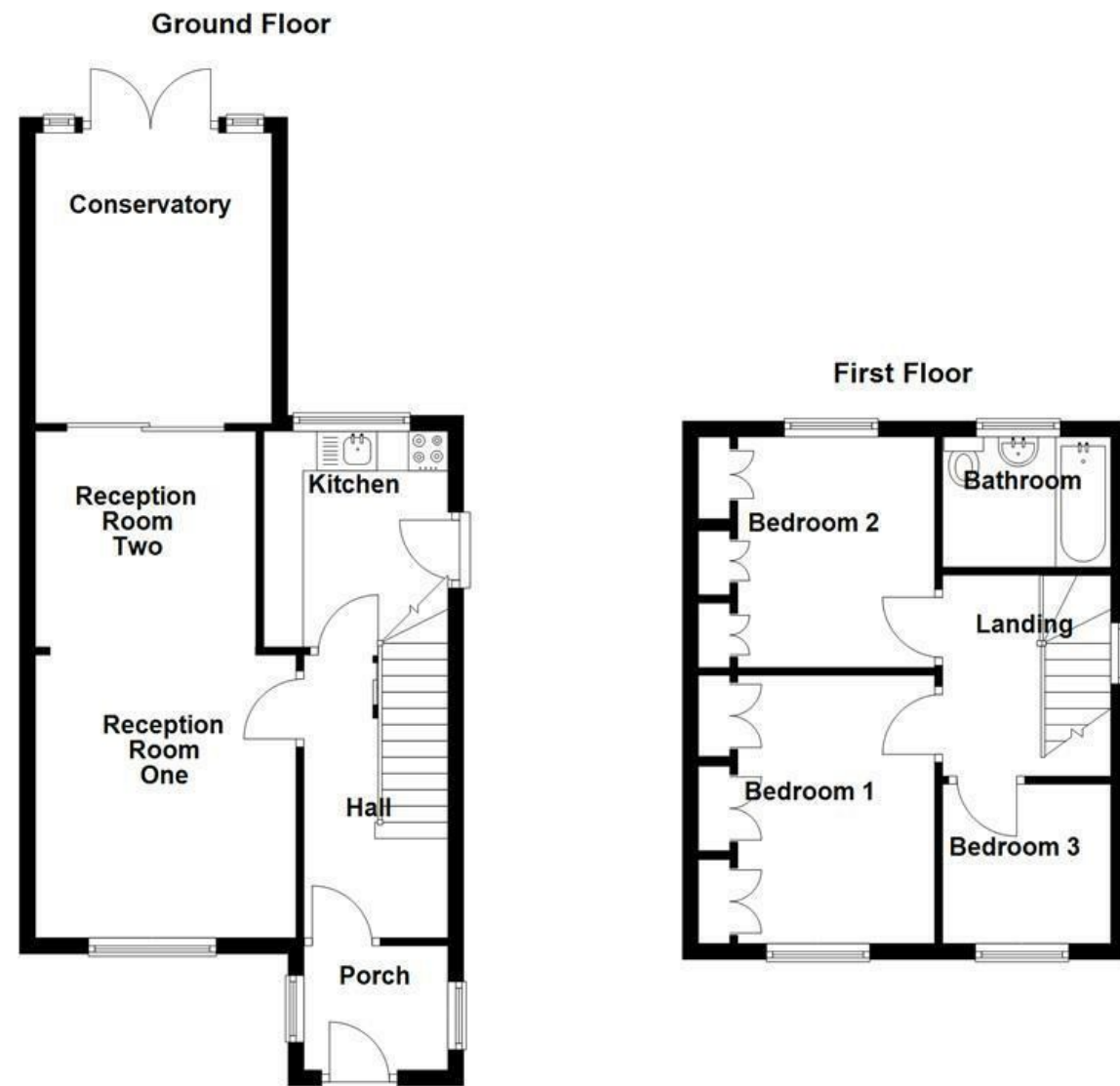




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Ramsey Avenue, Bacup, OL13 9PG

£199,950

SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY WITH VIEWING ESSENTIAL

Situated in a sought-after residential area of Bacup, Rossendale, this well-proportioned three-bedroom semi-detached home offers generous living space both inside and out – perfect for growing families or those looking to upsize.

The property features two bright and versatile reception rooms, a well-equipped kitchen, and a family bathroom. Upstairs, you'll find three comfortable bedrooms, ideal for family living, guest space, or even a home office.

Externally, the home boasts attractive gardens to both the front and rear, providing excellent outdoor space for relaxing or entertaining. A private driveway and attached garage offer convenient off-road parking and additional storage.

Located within easy reach of local schools, shops, and transport links, this home combines comfort, space, and practicality in a great location.

Ramsey Avenue, Bacup, OL13 9PG
£199,950

 3  1  3  D

- Tenure Freehold
 - Off Road Parking
 - Ideal Investment Opportunity
 - Easy Access To Major Commuter Routes
- Council Tax Band B
 - Three Well Proportioned Bedrooms
 - Abundance Of Indoor And Outdoor Space
- EPC Rating D
 - Bursting With Potential
 - Sought After Location

Ground Floor

Entrance

UPVC double glazed door to porch.

Porch

5'2 x 4'6 (1.57m x 1.37m)

UPVC double glazed windows, PVC to ceiling, tiled floor and UPVC frosted door to hall.

Hall

12'4 x 5'11 (3.76m x 1.80m)

Central heating radiator, stairs to first floor, under stairs storage, smoke alarm, doors to kitchen and reception room one.

Kitchen

8'4 x 8'4 (2.54m x 2.54m)

UPVC double glazed window, central heating radiator, wall and base units, granite effect surface, stainless steel sink and drainer, space for freestanding oven and fridge freezer, plumbed for washing machine, tiled elevation, extractor fan, tiled floor and hard wood door to rear.

Reception Room One

11'9 x 10'11 (3.58m x 3.33m)

UPVC double glazed leaded window, electric fire, ceiling fan, central heating radiator and open access to reception room two.

Reception Room Two

9'2 x 9 (2.79m x 2.74m)

UPVC double glazed sliding doors to conservatory and central heating radiator.

Conservatory

12'1 x 9'8 (3.68m x 2.95m)

UPVC double glazed windows, central heating radiator, UPVC double glazed French doors to rear.

First Floor

Landing

8'5 x 7'4 (2.57m x 2.24m)

UPVC double glazed leaded window, loft access, doors to three bedrooms and bathroom.

Bedroom One

11'3 x 9'6 (3.43m x 2.90m)

UPVC leaded window, central heating radiator and storage.

Bedroom Two

9'3 x 8'11 (2.82m x 2.72m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Three

7'4 x 6'8 (2.24m x 2.03m)

UPVC leaded window and central heating radiator.

Bathroom

7'4 x 5'5 (2.24m x 1.65m)

UPVC double glazed frosted window, central heating radiator, tiled panel bath with mixer tap, overhead electric feed shower, bidet, pedestal wash basin with mixer tap, dual flush W/C, tiled elevation and coving.

External

Rear

Enclosed stone paved bedding areas,

Garage

18'4 x 9'1 (5.59m x 2.77m)

UPVC double glazed window, UPVC door to rear, storage and power.

Front

Block paved drive, paving and bedding areas.



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