



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	72	88
(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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Windermere Road, Bacup, OL13 9DN

Offers Over £200,000

IMMACULATE TWO-BEDROOM BUNGALOW IN BACUP

Nestled on Windermere Road in the charming town of Bacup, this delightful house offers a perfect blend of comfort and convenience. As you step inside, you are welcomed by a generous living room and dining area, providing an ideal space for relaxation and entertaining. The adjoining kitchen area is well-designed, making meal preparation a pleasure.

The property boasts two well-proportioned bedrooms, each offering ample space for rest and personalisation. The well-appointed bathroom adds to the home's appeal, ensuring that your daily routines are both comfortable and efficient.

Outside, you will find the benefit of off-road parking, a valuable feature in today's busy world. The rear enclosed yard provides a private outdoor space, perfect for enjoying the fresh air or hosting gatherings with family and friends.

This property is an excellent opportunity for those seeking a lovely home in a friendly community. With its thoughtful layout and practical amenities, it is sure to meet the needs of modern living. Don't miss the chance to make this charming house your new home.

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Windermere Road, Bacup, OL13 9DN

Offers Over £200,000

 **2**  **1**  **1**  **C**

- Immaculate Semi Detached Bungalow
 - Fitted Kitchen
 - Off Road Parking
 - EPC Rating C
- Two Bedrooms
 - Ideal Rental Investment
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Spacious Gardens to Front and Rear
 - Council Tax Band B

Entrance Porch
3'10 x 3'9 (1.17m x 1.14m)
Composite double glazed frosted front door, central heating radiator, meter cupboard and door to reception room.

Reception Room
16'0 x 11'4 (4.88m x 3.45m)
UPVC double glazed leaded window, two central heating radiators, coving, wood effect lino flooring, open to kitchen and door to inner hall.

Kitchen
9'4 x 6'8 (2.84m x 2.03m)
UPVC double glazed leaded window, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel sink with mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, spotlights and tiled effect lino flooring.

Inner Hall
7'5 x 3'7 (2.26m x 1.09m)
Smoke detector, wood effect lino flooring, doors leading to two bedrooms and bathroom.

Bedroom One
11'7 x 9'9 (3.53m x 2.97m)
UPVC double glazed window and central heating radiator.

Bedroom Two
11'7 x 8'3 (3.53m x 2.51m)
Central heating radiator and UPVC double glazed French doors and windows to rear.

Bathroom
6'8 x 6'3 (2.03m x 1.91m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead electric feed shower, partially tiled elevations, extractor fan and tiled effect lino flooring.

External
Rear
Enclosed garden with laid to lawn and decking.

Front
Laid to lawn garden, paving and tarmac driveway.



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