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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(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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Doals Gate, Bacup, OL13 8JN

£450,000

A FANTASTIC FOUR-BEDROOM DETACHED FAMILY HOME

Nestled in the charming Doals Gate of Bacup, this superb four-bedroom detached family home is a true gem waiting to be discovered. The property boasts three reception rooms, providing ample space for entertaining guests or simply relaxing with the family.

The immaculate standard of this home is evident throughout, from the elegant decor to the high-quality finishes. With a generous conservatory adding to the living space, there is no shortage of room for a large family to enjoy.

The four great-sized double bedrooms offer comfort and privacy, with two of them featuring ensuite facilities for added convenience. The main bedroom even includes a walk-in wardrobe, perfect for those with a penchant for fashion.

Situated on a large plot at the end of a peaceful cul-de-sac, this property offers a tranquil retreat from the hustle and bustle of everyday life. The spacious driveway and detached double garage provide ample parking and storage space.

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- Exquisite Detached Property
- Hive Central Heating Installed
- Ample Off Road Parking and Detached Garage
- EPC Rating C
- Four Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Three Bathrooms
- Low Maintenance Rear Garden
- Council Tax Band D

Ground Floor

Entrance Hall

Composite double glazed frosted front door, UPVC double glazed window, two central heating radiators, coving, spotlights, coat and shoe fitted storage, wood effect laminate flooring, stairs to first floor, doors leading to reception room one, study, WC and double doors to kitchen.

Reception Room One

15'8 x 11'5 (4.78m x 3.48m)
UPVC double glazed window, central heating radiator, spotlights, coving, television point, and electric wall mounted fire.

WC

5'1 x 3'2 (1.55m x 0.97m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, part tiled elevations and tiled flooring.

Study

8'7 x 8'4 (2.62m x 2.54m)
UPVC double glazed window, central heating radiator, fitted storage and spotlights.

Kitchen

22'4 x 16'2 (6.81m x 4.93m)
UPVC double glazed window, central heating radiator, range of panelled wall and base units, island and breakfast bar with granite worktops, integrated high rise double oven and microwave, Neff five ring induction hob, ceramic double Belfast sink with integrated draining ridges and mixer tap, integrated dishwasher, space for American-style fridge freezer, spotlights, tiled flooring, door to utility, double doors to reception room two and UPVC double glazed bi-folding doors to rear.

Utility

7'11 x 6'2 (2.41m x 1.88m)
Range of panelled wall and base units with laminate worktops, composite sink with mixer tap, plumbing for washing machine, space for dryer, wall mounted boiler, spotlights, extractor fan and tiled flooring.

Reception Room Two

11'4 x 10'0 (3.45m x 3.05m)
Coving, cast iron log burner with flag hearth, tiled flooring and open to conservatory.

Conservatory

12'0 x 8'3 (3.66m x 2.51m)
UPVC double glazed windows, pitched polycarbonate roof, central heating radiator, tiled flooring and UPVC double glazed French doors to rear.

First Floor

Landing

Loft access, smoke detector, doors leading to four bedrooms and bathroom.

Bedroom One

15'7 x 8'11 (4.75m x 2.72m)
UPVC double glazed window, central heating radiator, spotlights, doors leading to en suite and walk-in wardrobe.

Walk-in Wardrobe

8'8 x 7'4 (2.64m x 2.24m)
UPVC double glazed window, central heating radiator, spotlights, loft access and wood effect laminate flooring.

En Suite

9'0 x 8'8 (2.74m x 2.64m)
Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, freestanding double slipper bath with mixer tap, corner direct feed shower enclosed with rinse head, spotlights, tiled elevations and tiled flooring.

Bedroom Two

13'9 x 11'5 (4.19m x 3.48m)
UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

En Suite

7'0 x 5'11 (2.13m x 1.80m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, corner electric feed shower, PVC panel elevations, spotlights, extractor fan and tiled flooring.

Bedroom Three

18'3 x 10'2 (5.56m x 3.10m)
Two UPVC double glazed windows, two central heating radiators, television point and wood effect laminate flooring.

Bedroom Four

12'0 x 8'3 (3.66m x 2.51m)
UPVC double glazed window, central heating radiator and television point.

Bathroom

6'10 x 6'3 (2.08m x 1.91m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, tiled panel bath with traditional taps and overhead direct feed rainfall shower, extractor fan, spotlights, tiled elevations and tiled flooring.

External

Rear

Enclosed L-shaped wraparound garden with Indian paved patio, artificial lawn, gravel chippings, outdoor electric points and access to multi-use summerhouse with electrics and water feature.

Front

Block paved driveway, stone chippings and access to garage.



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