



Maden Road, Bacup, OL13 8HY

£3,250

AN OUTSTANDING FIVE BEDROOMED DETACHED FAMILY HOME

Dating from the 1920s this beautifully presented, deceptively spacious five bedroomed detached property is being welcomed to the market in the highly sought after area of Bacup. With an abundance of original period features and details, as well as, adapting modern fixtures and fittings this property is a stunning home for a large family! The house boasts spacious rooms throughout, solid oak interior throughout including; doors, wall panels and floorings and having been well maintained to a high standard by the current owners this property is a unique and impressive home! Situated on a fantastic raised plot overlooking the town with extensive gardens, the property is also close to bus routes, good schools and amenities, as well as, network links to Rochdale, Todmorden and Burnley.

The property comprises briefly; an entrance porch provides access on to a wash room and modern kitchen diner. The wash room then leads through to a WC. The kitchen comprises of doors on to a pantry and hallway. The grand hallway leads through to two spacious reception rooms, dining area, a second wc and staircase on to the first floor. The first reception room provides access on to a conservatory. The first floor leads on to four double bedrooms, a modern four piece bathroom suite and study area. The master bedroom leads openly on to a walk in wardrobe and en suite. The study comprises of a staircase on to the fifth bedroom. Externally there is an impressive wrap around garden with laid to lawn, bedding, patio and storage areas, as well as, large gated driveway with access on to a double garage.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	42		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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- Impressive Detached Property
- Spacious Reception Rooms
- Wrap Around Gardens
- Five Bedrooms
- Four Piece Bathroom
- Off Road Parking
- Fitted Dining Kitchen
- En Suite To Master
- Detached Double Garage

Ground Floor

Entrance Porch

5'5" x 4'6" (1.65 x 1.37)

Composite double glazed front entrance door, hardwood single glazed window, full tiled elevations, original tiled flooring and single glazed doors to the kitchen and wash room.

Wash Room

11'4" x 8'6" (3.45 x 2.59)

Hardwood single glazed frosted window, central heating radiator, full tiled elevations, ceramic sink, plumbing for washing machine, space for dryer, fitted storage, original tiled flooring, boiler and doors to store room and WC.

WC

4'7" x 2'7" (1.40 x 0.79)

UPVC double glazed frosted window, low basin WC, full tiled elevations and original tiled flooring.

Kitchen

18'2" x 14'6" (5.54 x 4.42)

UPVC double glazed window, central heating radiator, range of cream gloss wall and base units with granite effects surfaces and tiled splashbacks, stainless steel double bowl sink with drainer and mixer tap, range cooker with seven ring gas hob, extractor hood, integrated dishwasher, integrated fridge freezer, Karndean flooring and doors to the pantry and hallway.

Pantry

9'1" x 4'9" (2.77 x 1.45)

Hardwood single glazed frosted window, full tiled elevations and original tiled flooring.

Hallway

18'5" x 15'1" (5.61 x 4.60)

Three central heating radiators, part wood panelled elevations, cornice coving, ceiling rose, stairs to the first floor, doors to WC, two reception rooms and dining room and hardwood single glazed door to the rear porch.

Rear Porch

7'3" x 3'6" (2.21 x 1.07)

Part wood panelled elevations, tiled flooring, cornice coving and hardwood single glazed door to the rear.

WC

7'3" x 4'7" (2.21 x 1.40)

Hardwood single glazed frosted window, heated towel rail, vanity top wash basin, low basin WC, full tiled elevations and tiled flooring.

Reception Room One

16'10" x 13'9" (5.13 x 4.19)

Central heating radiator, cast iron multi fuel burner, picture rail, cornice coving, television point, UPVC double glazed French doors to the front and UPVC double glazed door to the conservatory.

Conservatory

12'9" x 9'1" (3.89 x 2.77)

UPVC double glazed windows, feature wall light, tiled flooring and UPVC double glazed French doors to the front.

Reception Room Two

17'11" x 15'11" (5.46 x 4.85)

UPVC double glazed bay window, three central heating radiators, open fire, dado rail, cornice coving, ceiling rose, television point and wood flooring.

Dining Room

16'8" x 13'11" (5.08 x 4.24)

Two UPVC double glazed windows, central heating radiator, open fire, picture rail, coving, ceiling rose and wood flooring.

First Floor

Landing

27'10" x 7'4" (8.48 x 2.24)

Hardwood single glazed window, central heating radiator, coving and doors to four bedrooms, bathroom and study.

Bedroom One

17'3" x 12'11" (5.26 x 3.94)

Two UPVC double glazed windows, central heating radiator, feature wall light, spotlights, television point and open to the en suite and walk in wardrobe.

Walk In Wardrobe

8'7" x 7'4" (2.62 x 2.24)

Central heating radiator, spotlights and fitted wardrobes.

En Suite

8'1" x 7'1" (2.46 x 2.16)

Vanity top wash basin, twin flush WC, direct feed shower unit, part tiled elevations, extractor fan, spotlights and tiled flooring.

Bedroom Two

12'10" x 12'7" (3.91 x 3.84)

UPVC double glazed window, central heating radiator, vanity top wash basin, original fireplace, picture rail, coving and fitted wardrobes.

Bedroom Three

13'11" x 12'3" (4.24 x 3.73)

UPVC double glazed window, central heating radiator, picture rail and original fireplace.

Bedroom Four

13'11" x 13'0" (4.24 x 3.96)

UPVC double glazed window, central heating radiator, picture rail, coving and original fireplace.

Study

10'1" x 7'4" (3.07 x 2.24)

UPVC double glazed window, picture rail, stairs to bedroom five and understairs storage.

Bedroom Five

31'0" x 14'4" (9.45 x 4.37)

Two Velux windows, central heating radiator and fitted storage.



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