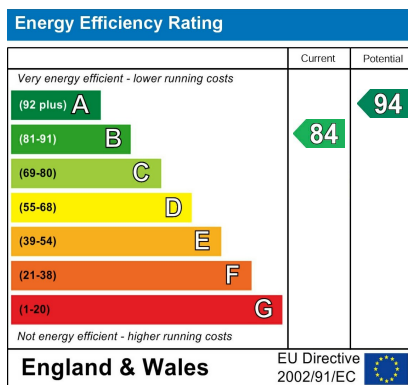


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



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.



## Weir Meadow, Burnley Road, Weir, OL13 8QE

### £1,600

A SUPERB SPACIOUS FOUR BEDROOM DETACHED PROPERTY WITH OFF ROAD PARKING AND COUNTRYSIDE VIEWS

Keenans are proud to present this bright and spacious newly built property situated in the heart of Weir, just a short drive to Bacup Town Centre where there are lovely shops, pub, restaurants and a lively community. Weir offers a welcoming and homely environment with Northern Primary School just down the road and Anna's Café Bar is just a short walk away. There are activities such as horse riding, communal volunteering as well as the school offering events for the whole village. The property provides beautiful countryside views with a spacious laid to lawn garden to the rear, a bright modern fitted kitchen with built in appliances, a good sized living room, four double bedrooms and a bright three piece bathroom suite.

The property comprises briefly: to the ground floor, entrance to the hallway with stairs leading to the first floor and doors proving access to the office, ground floor WC, under-stairs storage, living room and to the kitchen. The kitchen is open to the living room which had bi-folding doors leading to the rear garden. The first floor landing has loft access, doors leading to four double bedrooms, a storage cupboard and a three piece bathroom. The main bedroom has doors providing access to a storage cupboard and a three piece en-suite. Externally, the property boasts an enclosed laid to lawn garden with a paved patio to the rear and the front has a driveway providing off-road parking for numerous vehicles leading to the detached garage.

For further information, or to arrange a viewing, please contact our Lettings team, at your earliest convenience



# Weir Meadow, Burnley Road, Weir, OL13 8QE

## £1,600

 4  3  1  B

- Newly Built Detached Property
- Beautifully Presented
- Laid To Lawn Rear Garden
- Four Bedrooms
- Countryside Views
- Modern Open Plan Living Kitchen
- En-Suite To Master
- Driveway & Garage
- Must Be Viewed

### Ground Floor

#### Entrance

Composite door leads to the hallway.

#### Hallway

12'9 x 5'9 (3.89m x 1.75m)

Central heating radiator, smoke alarm, stairs to the first floor and doors lead to under-stairs storage, living room, kitchen, WC and to the office.

#### Office

9'5 x 8'3 (2.87m x 2.51m)

UPVC double glazed window and a central heating radiator.

#### WC

5'5 x 2'11 (1.65m x 0.89m)

Central heated towel rail, two piece suite: dual flush WC, vanity top wash basin with mixer tap, tiled flooring and an extractor fan.

#### Kitchen

27'5 x 9'8 (8.36m x 2.95m)

UPVC double glazed window, central heating radiator, a range of wood wall and base units, granite worktops, stainless steel one and half sink, drainer and mixer tap, Neff double oven, Neff four ring induction hob, extractor hood, fridge freezer, dishwasher, wine fridge, breakfast bar, spotlights, smoke alarm, tiled flooring and an opening leads to the living room.

#### Living Room

24'4 x 115 (7.42m x 35.05m)

UPVC double glazed window, two central heating radiators, television point and double glazed bi-folding doors lead to the rear garden.

#### Utility

6'1 x 3'11 (1.85m x 1.19m)

UPVC double glazed window, spotlights, plumbing for a washing machine and tiled flooring.

### First Floor

#### Landing

15'8 x 5'11 (4.78m x 1.80m)

UPVC double glazed frosted window, central heating radiator, smoke alarm, loft access and doors lead to a storage cupboard, to the bathroom and to four bedrooms.

#### Bedroom One

12'9 x 11'2 (3.89m x 3.40m)

UPVC double glazed window, central heating radiator, television point, USB plug sockets and doors lead to a storage cupboard and to the en-suite.

#### En-Suite

8'8 x 3'10 (2.64m x 1.17m)

UPVC double glazed frosted window, central heated towel rail, three piece suite comprises: dual flush WC, vanity top wash basin with mixer tap, a double mains feed rainfall shower with rinse head, spotlights, extractor fan, illuminated mirror, part-tiled elevations and tiled flooring.

#### Bedroom Three

11'8 x 8'7 (3.56m x 2.62m)

UPVC double glazed window and a USB port.

#### Bedroom Two

14'4 x 8'1 (4.37m x 2.46m)

UPVC double glazed window, central heating radiator and a television point.

#### Bedroom Four

9'1 x 8' (2.77m x 2.44m)

UPVC double glazed window, central heating radiator, television point and a USB port.

#### Bathroom

9'1 x 6'1 (2.77m x 1.85m)

UPVC double glazed frosted window, central heated towel rail, three piece suite comprises: dual flush WC, vanity top wash basin with mixer tap, an L shaped bath with mixer tap and overhead mains feed rainfall shower head with rinse head, spotlights, extractor fan, part-tiled elevations and tiled flooring.

#### External

#### Front

A tarmacadam driveway providing off-road parking for numerous vehicles leading to the garage.

#### Garage

11'10 x 10'11 (3.61m x 3.33m)

#### Rear

Enclosed laid to lawn garden with a paved patio.



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