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ESTATE AGENTS

### Fernhill Drive, Bacup

Nestled within the tranquility of a private residential street, just a stone's throw away from Newchurch Road, Curtis Law Estate Agents proudly present this exquisite three bedroom semi detached home to the open market. Exuding a blend of contemporary charm and practicality, this residence is tailor-made for the modern family lifestyle.

Step inside to discover a spacious interior, thoughtfully designed to accommodate the hustle and bustle of everyday life. With two inviting reception rooms, a delightful conservatory, a well appointed fitted kitchen, a sleek modern shower room and the added convenience of a garage with off road parking, every corner of this home radiates comfort and functionality. Outside, both front and rear gardens provide ample space for relaxation and recreation, while a single driveway offers hassle-free parking.

Beyond its inviting confines, this property enjoys an enviable location in a highly coveted area. With strong transport links to Burnley, Blackburn and Manchester via the M66, commuting is a breeze. Moreover, an array of local amenities, including shops, supermarkets and reputable schools are within easy reach, ensuring that every convenience is close at hand for residents.

From its idyllic setting to its practical layout and convenient location, this home embodies the essence of modern family living and stands as a testament to comfort, style and convenience.

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS.

- Brand New Render & Windows
- Tenure: Freehold
- Newly Fitted Kitchen & Amazing Shower Room With High Quality Fixtures
- The vendor of this property is a connected person as defined under the 1979 Estate Agents Act - Please ask for details.
- Single Garage & Driveway
- Spacious Three Bedroom Semi Detached
- Large Gardens To Front & Rear
- Two Reception Rooms
- Amazing Views Overlooking Lee Quarry
- Great Potential To Extend (STPP)

**Offers in the region of £220,000**

# Fernhill Drive, Bacup

## Ground Floor

### Entrance Porch

### Hallway

14'5" x 6'1" (4.4 x 1.87)

Composite front door to entrance hall, single ceiling light fitting, central heating radiator, coving to ceiling, doors leading to living room, dining room and kitchen, under the stairs storage, side door leading to outside, stairs to the first floor landing, tiled flooring.

### Living Room

12'11" x 11'10" (3.96 x 3.63)

UPVC double glazed bay window, ceiling light fitting, central heating radiator, coving to ceiling, feature fireplace with electric fire, television point, carpeted flooring.

### Dining Room

11'8" x 11'5" (3.58 x 3.48)

UPVC double glazed double doors leading into conservatory, ceiling light fitting, central heating radiator, coving to ceiling, carpeted flooring.

### Kitchen

9'11" x 6'8" (3.04 x 2.05)

UPVC double glazed window, a range of white gloss wall and base units with contrasting wooden worktops. Butler & Rose farmhouse white ceramic sink with drainer and high spout mixer tap, integrated oven with top grill, grey tiled splashbacks, four ring gas hob and extractor hood, space for dishwasher, washing machine and dryer, ceiling spotlights, central heating radiator, vinyl flooring.

### Conservatory

10'2" x 9'10" (3.12 x 3.02)

UPVC double glazed windows surround, UPVC double glazed French doors to garden, ceiling light fitting with fan attachment, vinyl flooring.

## First Floor

### Landing

Ceiling light fitting, doors to three bedrooms, a three piece bathroom suite, carpeted flooring.

### Master Bedroom

12'11" x 11'10" (3.96 x 3.63)

UPVC double glazed bay window, ceiling light fitting, central heating radiator, carpeted flooring.



## Bedroom Two

11'9" x 11'5" (3.60 x 3.50)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

## Bedroom Three

6'9" x 6'2" (2.06 x 1.88)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

## Bathroom

6'5" x 6'2" (1.97 x 1.90)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a wash basin with storage space, double enclosed shower unit with direct double feed showerhead, half tiled elevations, central ceiling light fitting, grey wall standing double radiator, tile-effect flooring.

## Agents Notes

Tenure: Freehold

Council Tax Band: B Rossendale

Property Type: Semi- Detached House

Property Construction: Brick

Water Supply: Mains

Electricity Supply: Mains

Gas Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: BT

Mobile Signal: Good

Parking: Driveway for one car

Building Safety: Unknown

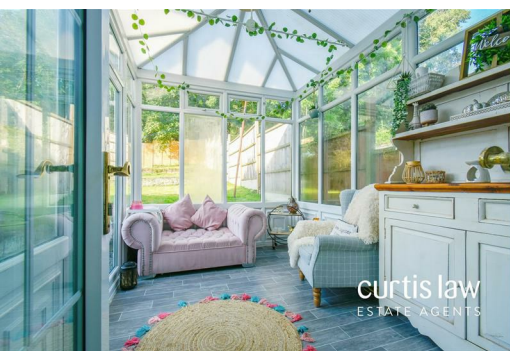
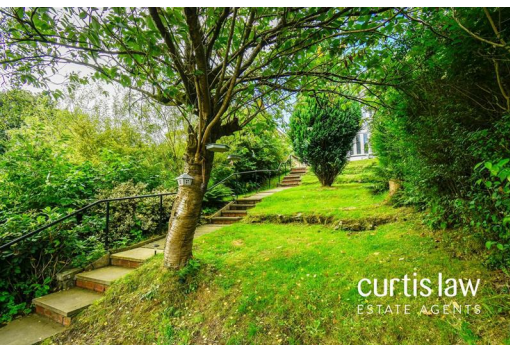
Rights & Restrictions: Unknown

Flood & Erosion Risks: Unknown

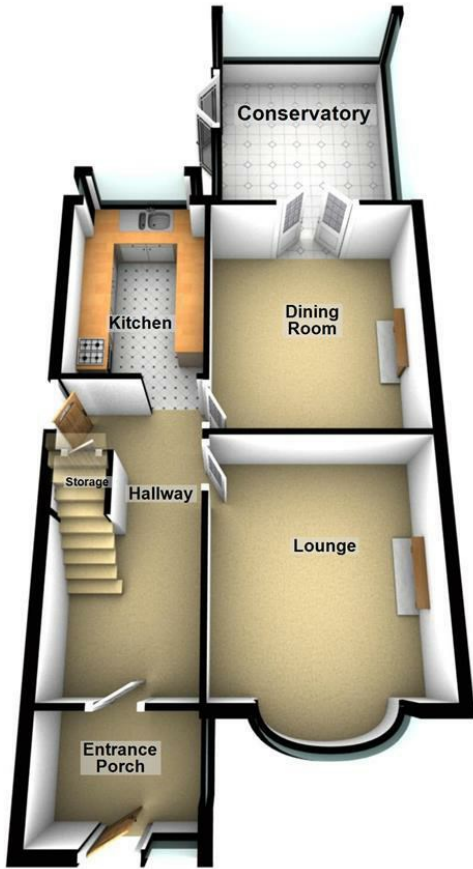
Planning Permissions & Development Proposals: Unknown

Property Accessibility & Adaptions: Unknown

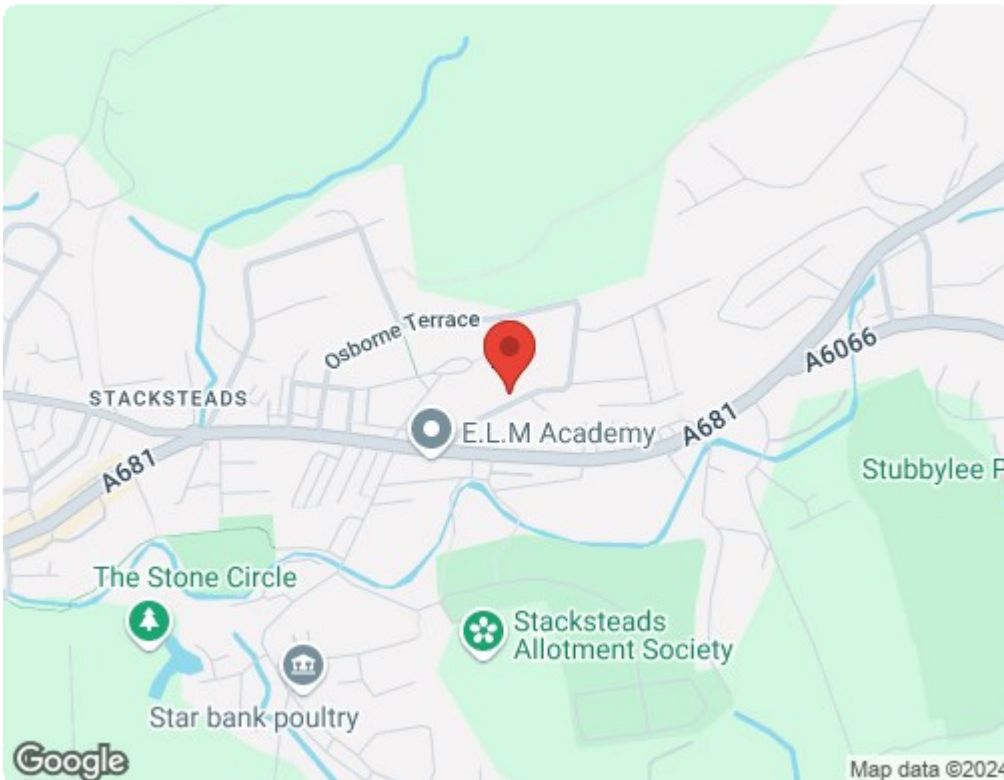
Coalfield & Mining Area: Unknown



### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		77
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC