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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2010/31/EC	67	78

England & Wales

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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103 Bankside Lane
Bacup, OL13 8HP

Price guide £440,000



- **Stunning 5-bedroom detached house offering luxurious and spacious living**
- **Two elegant reception rooms perfect for entertaining and family time.**
- **Covered patio area ideal for alfresco dining and outdoor relaxation.**
- **Breathtaking views that create a peaceful and serene atmosphere.**
- **Three modern bathrooms ensuring convenience and privacy.**
- **Bright and inviting conservatory with amazing views of the surrounding landscape.**
- **Spacious garage and ample driveway parking for multiple vehicles.**
- **Large, lush green garden offering a private oasis for outdoor activities and relaxation.**

103 Bankside Lane

, Bacup, OL13 8HP

FEATURES STUNNING VIEWSGREAT CONDITION AND BEAUTIFULLY PRESENTED***LUSH GARDEN WITH COVERED PATIO AREA***
103 Bankside Lane, is a stunning 5-bedroom detached home that seamlessly blends space, luxury, and comfort. This exceptional property features five spacious bedrooms and three modern bathrooms, ensuring convenience and privacy for all. The two elegant reception rooms are perfect for both entertaining and family gatherings.

A bright conservatory offers a peaceful retreat with stunning panoramic views, while the covered patio extends your living space outdoors, ideal for alfresco dining. The property also includes a spacious garage and ample driveway parking. The breathtaking views and large, lush garden create a serene, private oasis for relaxation and outdoor activities.

103 Bankside Lane is more than just a house; it's a perfect home for those who appreciate elegance, comfort, and a connection to the outdoors. Don't miss the opportunity to make this exceptional property your new home.

PORCH

5'0 x 7'3 (1.52m x 2.21m)
uPVC double glazed window with front elevation, open plan

KITCHEN

11'1 x 10'4 (3.38m x 3.15m)
uPVC double glazed window with rear elevation, half tiled walls and laminated wood effect flooring, center ceiling light, strip down lighting, range of wall and base units, room for fridge freezer and plumbing for dishwasher, integrated oven



DINING ROOM

11'6 x 10'1 (3.51m x 3.07m)
Two uPVC double glazed windows with one side elevation and one bay rear elevation, carpet flooring, power points, gas central heating radiator, stairs access to lower ground

LIVING ROOM

11'6 x 16'0 (3.51m x 4.88m)
uPVC double glazed patio doors with rear elevation and access to balcony,

HALLWAY

5'5 x 18'0 (1.65m x 5.49m)
centre ceiling light, carpet flooring

FAMILY BATHROOM

10'0 x 8'1 (3.05m x 2.46m)
uPVC inset spot lights, fully tiled flooring, half tiled walls, gas central heating radiator, five piece suite comprising of low level WC, b-day, wash hand basin, bath, and walk in shower

BEDROOM 1

11'5 x12'0 (3.48m x3.66m)
uPVC double glazed window with rear elevation, center ceiling light, fitted wardrobes, gas central heating radiator, carpet flooring

EN SUITE

4'1 x 12'0 (1.24m x 3.66m)
uPVC double glazed window with front elevation, tiled flooring and walls, inset spot lights, four piece suite comprising walk in shower, hand wash basin, toilet, and b-day

BEDROOM 2

8'11 x 11'0 (2.72m x 3.35m)
uPVC double glazed window front elevation, wood effect laminate flooring, center ceiling light, gas central heating radiator

BEDROOM 3

8'9 x 10'9 (2.67m x 3.28m)
uPVC double glazed window with rear elevation, wood effect laminate flooring, center ceiling light, gas central heating radiator

BEDROOM 4

6'10 x 7'3 (2.08m x 2.21m)
uPVC double glazed window with front elevation, wood effect laminate flooring, gas central heating radiator,

FAMILY ROOM

10'4 x 20'5 (3.15m x 6.22m)
uPVC double glazed sliding patio doors with access to summer room, center ceiling light, carpet flooring, gas central heating radiator, feature fireplace

UTILITY

5'8 x 4'2 (1.73m x 1.27m)
Two storage cupboards, two double doors

CONSERVATORY

7'1 x 14'2 (2.16m x 4.32m)
uPVC double glazed windows with rear and side elevation, fully tiled flooring, gas central heating radiator,

BALCONY

6'3 x 10'10 (1.91m x 3.30m)

STORE ROOM

6'3 x 11'6 (1.91m x 3.51m)

HALLWAY

6'3 x 5'5 (1.91m x 1.65m)

BEDROOM 5

11'2 x 16'11 (3.40m x 5.16m)
uPVC double glazed window with rear elevation, center ceiling lighting, wood effect laminate flooring, gas central heating radiator

EN SUITE

6'0 x 9'7 (1.83m x 2.92m)
uPVC double glazed window with rear elevation, half tiled walls
four piece suite comprising of walk in shower, low level WC, b-day, and a hand wash basin

GARAGE

9'5 x 23'3 (2.87m x 7.09m)