



FARDELLA
& BELL

3 Doals Gate, Bacup
£330,000



Entrance Hallway

This welcoming entrance hallway features wood-effect flooring, neutral décor and a staircase leading to the first floor, offering access to the main living areas, downstairs WC and creating a stylish first impression.

WC

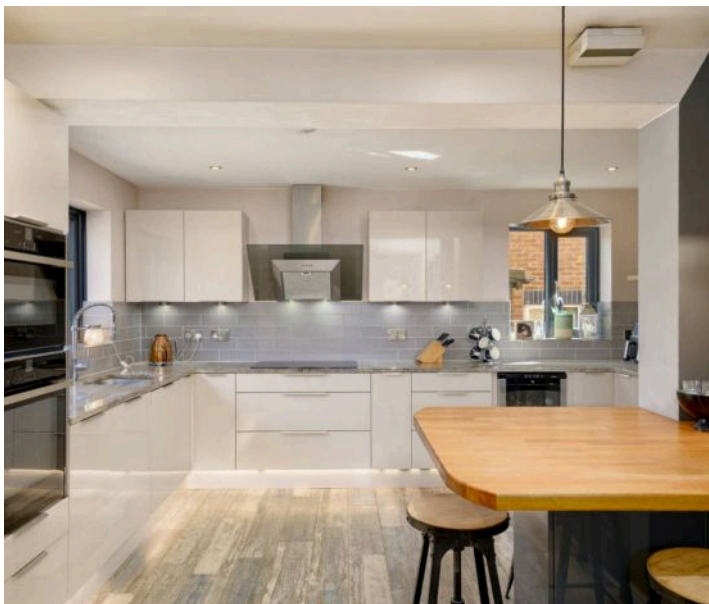
This handy ground floor WC features a low-level toilet, wall-mounted basin, frosted window for privacy, an ideal convenience for guests and everyday use.

Living Room

This stylish and spacious lounge boasts a contemporary finish with feature wallpaper, a wall-mounted modern fireplace, and a large front-facing window flooding the room with natural light—perfect for relaxing or entertaining.

Extension with Dining Kitchen

This exceptional open-plan kitchen and family space is designed with both style and functionality in mind. Featuring sleek granite work surfaces, high-spec Neff appliances including two hide-and-slide ovens, an integrated fridge freezer, dishwasher, induction hob and overhead extractor. Additional highlights include a wine fridge, contemporary under-cabinet lighting, and a central breakfast bar with pendant lighting above. The space flows effortlessly into an extended family area with porcelain tiled flooring throughout and bi-folding doors opening to the rear garden. There's also direct access to a partially converted garage room, offering further versatility for modern family living.



Garage Room

This partially converted garage space offers excellent potential for a home office, playroom, or additional living area. With fully insulated walls and a window already installed, it provides a comfortable and light-filled environment ready for further development to suit your needs.

Bedroom One + En-Suite

This beautifully presented double bedroom boasts a stylish feature wall, plush carpeting, and a large window that fills the space with natural light. The room benefits from a contemporary en suite shower room, featuring a walk-in rainfall shower, fully tiled walls, and modern vanity uni, perfect for added privacy and comfort.

Bedroom Two

This bright and versatile bedroom is ideal for a child or teenager. A large window provides lovely countryside views and plenty of natural light, making it a comfortable and practical space for rest and study.

Bedroom Three

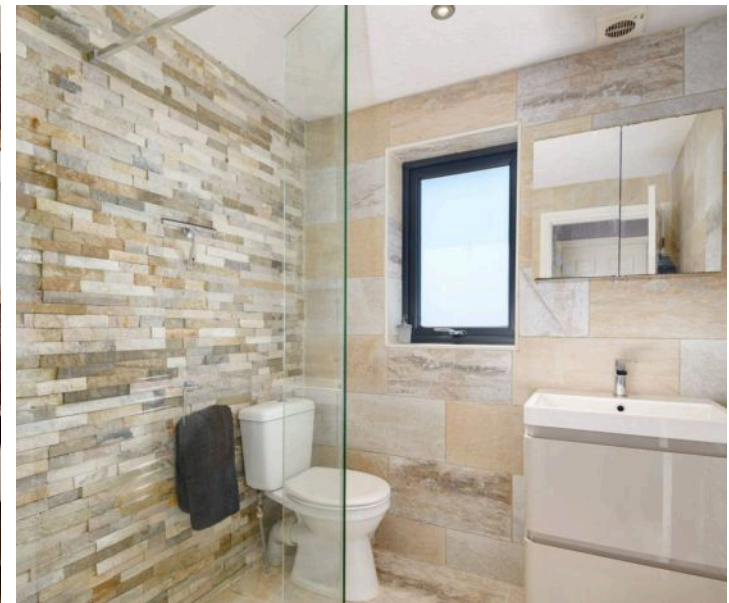
This well-sized single bedroom is perfect for a child, teenager, or home office setup. It features a bright window with views of the surrounding area, built-in shelving, and space for a desk and gaming or study station, ideal for modern family living.

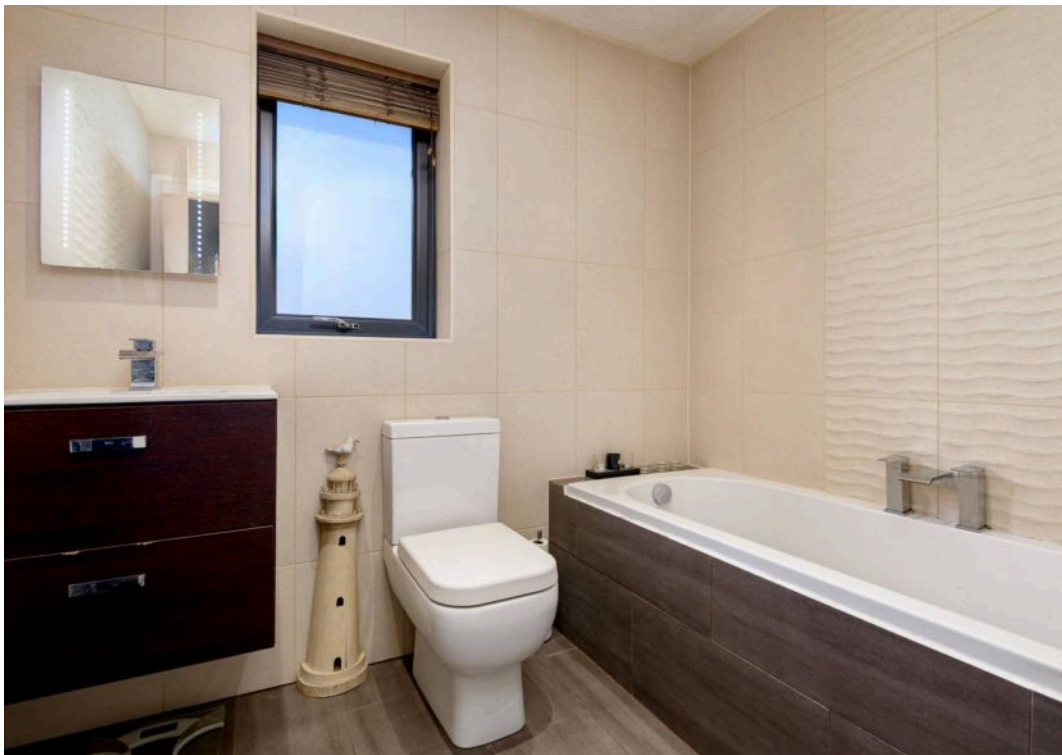
Bedroom Four

This charming single bedroom offers a peaceful space ideal for a child, guest room or home office. With a large window providing plenty of natural light and neutral décor throughout, it's a versatile and inviting room with a pleasant outlook over the surrounding area.

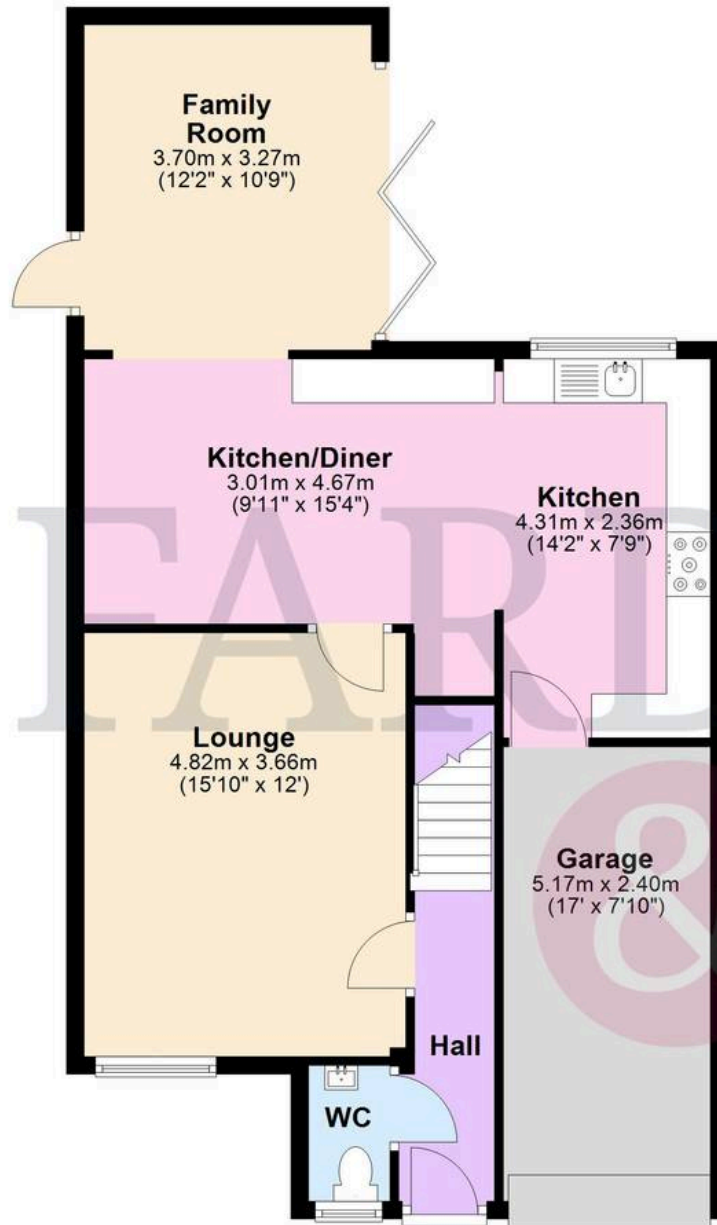
Family Bathroom

This modern family bathroom is finished with sleek, neutral tiling and features a contemporary three-piece suite including a panelled bath with stylish waterfall tap, vanity basin unit, and low-level WC. A frosted window provides privacy while allowing in natural light.

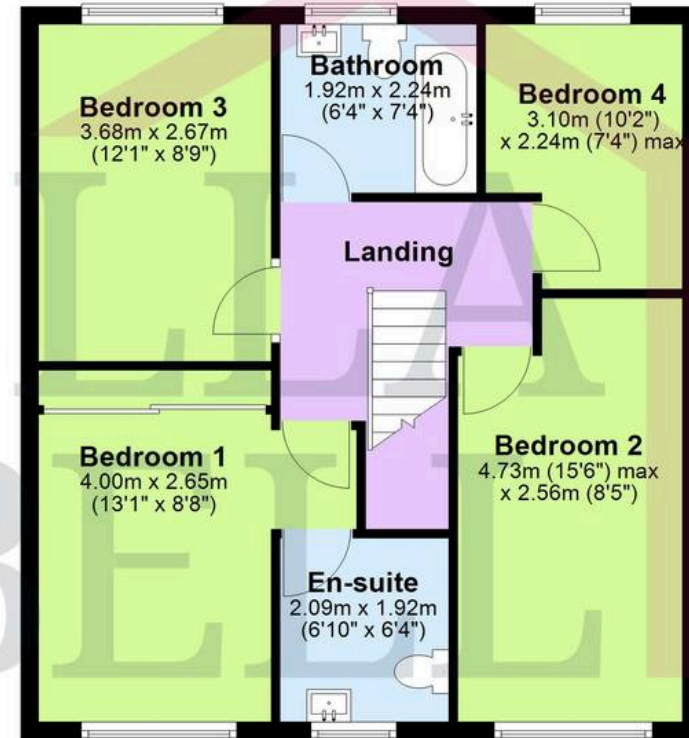




Ground Floor



First Floor



Total area: approx. 134.4 sq. metres (1446.4 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced using PlanUp.

3 Doals Gate



GARDEN

This beautifully landscaped garden offers a superb outdoor space for relaxation and entertaining. With Indian stone paving throughout, it features multiple seating zones, a pergola for shaded dining, and stylish raised planters adding depth and colour. The garden enjoys fenced boundaries for privacy, convenient gated side access, and a lovely blend of paved and planted areas, perfect for family life or alfresco evenings.

Driveway – Parking for 3 Vehicles





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