



1 Fell View

Weir, Bacup

Council Tax band: D

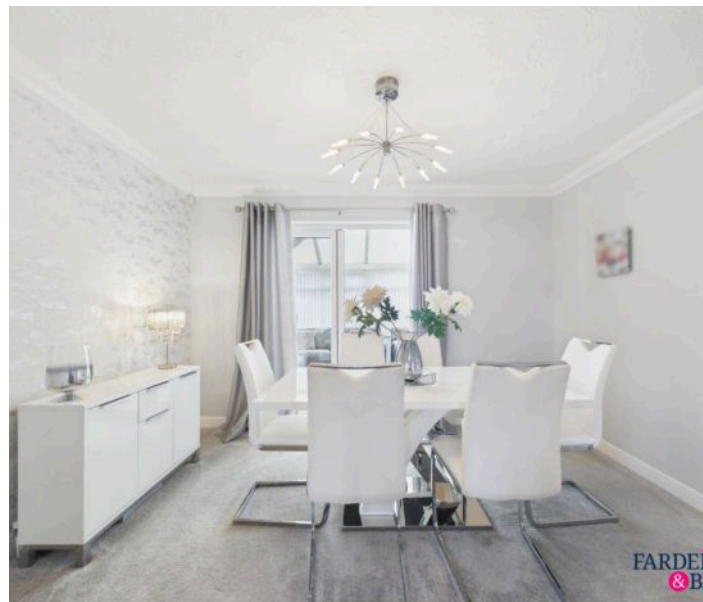
Tenure: Freehold

Living Room

This is a beautifully presented living room offering a bright and welcoming atmosphere. The space features a large UPVC front-facing window allowing plenty of natural light to flow in. The walls are finished in a soft, neutral tone with a subtle textured feature wall, creating a modern and elegant backdrop. The crisp white coving adds a contemporary touch. The focal point of the room is the attractive fireplace with a marble-effect surround and inset fire, perfect for creating a cosy ambiance. The room benefits from a radiator and is carpeted throughout, providing warmth and comfort underfoot, and offers generous proportions ideal for a variety of layouts.

Dining Room

This is a stylish and well-presented dining room offering a bright and inviting atmosphere. The space features a radiator and neutral colour palette with a textured feature wall that adds a touch of elegance. A large set of patio doors opens into the conservatory, allowing natural light to flood the room and creating a seamless connection to additional living space. The ceiling is finished with decorative coving enhancing the contemporary feel. Soft carpeting provides comfort underfoot, and the room offers generous proportions, making it ideal for family meals or entertaining guests.



Office

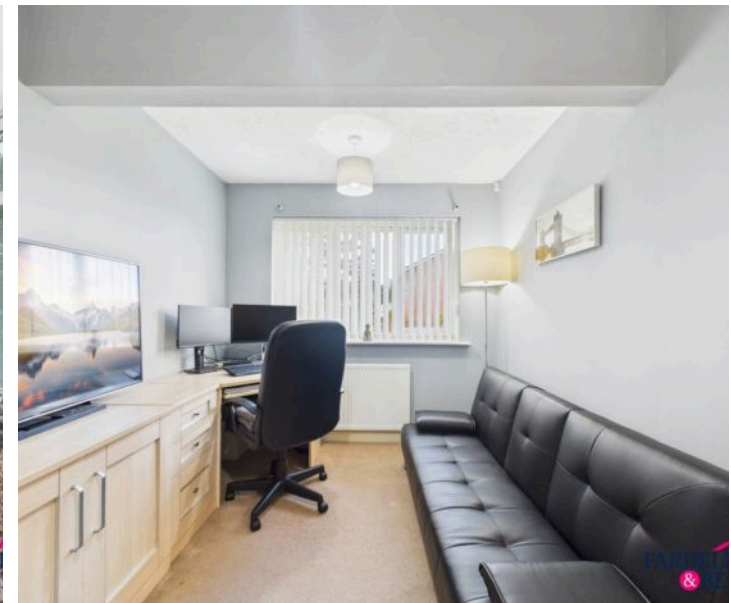
This is a well-proportioned office space, ideal for home working or study. The room benefits from a large UPVC window, allowing plenty of natural light to create a bright and airy atmosphere. The walls are finished in a soft, modern tone, complemented by a radiator and neutral carpet for a clean and professional look. Overhead lighting provides excellent illumination, and the layout offers flexibility for desks, storage, or additional seating. Positioned to maximize functionality, this room is perfect for creating a productive workspace in a comfortable setting.

Kitchen

This is a spacious and modern kitchen designed with a sleek, contemporary finish. The room features high-gloss white cabinetry complemented by dark, polished worktops, creating a stylish contrast. A striking black subway tile splashback adds a touch of sophistication and depth to the design. The layout offers ample storage and generous countertop space, ideal for cooking and entertaining. Large UPVC windows allow plenty of natural light to flood the room, while the neutral walls enhance the bright and airy feel. The flooring is finished in a durable, dark-toned material that ties the scheme together beautifully. There is also a convenient rear door providing direct access to the garden and access to a utility room. The kitchen also includes space for a breakfast bar area, perfect for busy mornings or casual dining.

Conservatory

This is a bright and spacious conservatory designed to maximize natural light, featuring a pitched roof and large windows on three sides. The flooring is a warm wood-effect finish, adding a touch of elegance and durability. Double doors provide easy access to the adjoining room, creating a seamless flow between indoor and outdoor living areas. This versatile space is ideal for use as a extra reception room, dining area, or relaxing garden room, perfect for enjoying views of the surrounding outdoor space in all seasons.

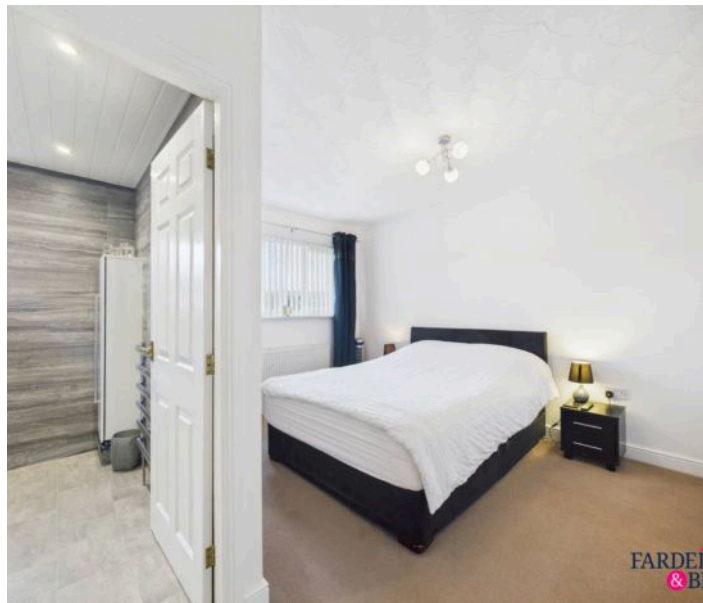


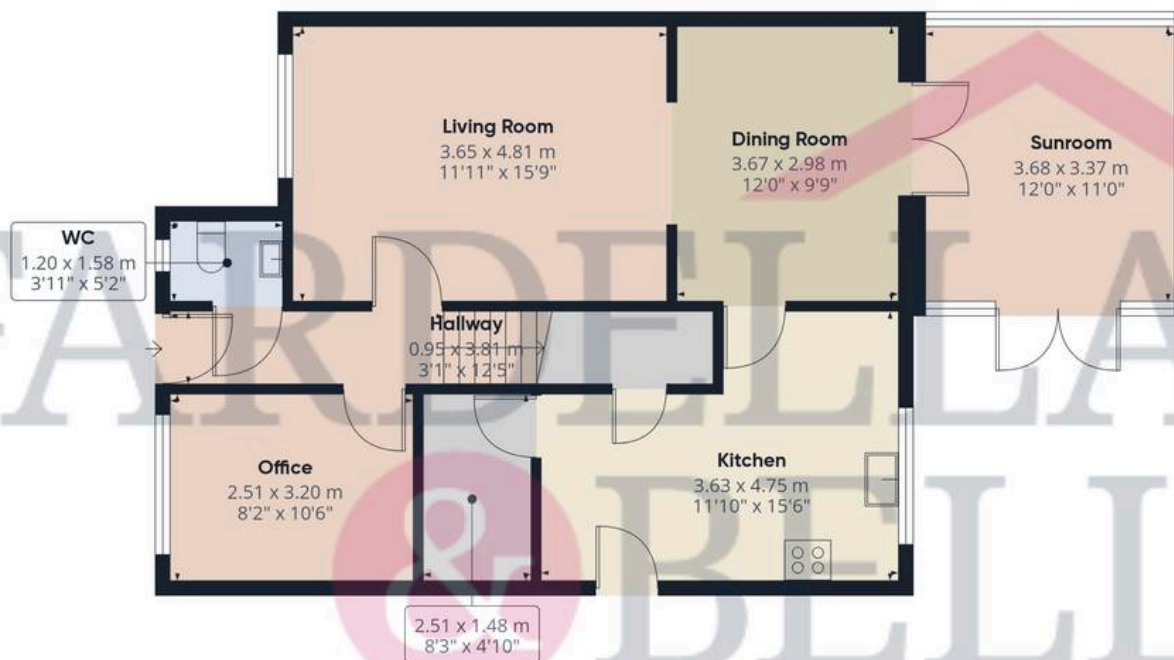
Downstairs WC

This downstairs WC is bright and modern, finished in a clean, neutral palette that enhances the sense of space. It features a white two-piece suite comprising a low-level WC and a wall-mounted wash basin with chrome fittings. A frosted UPVC window provides natural light while maintaining privacy, and the room benefits from a radiator for added comfort. The walls are painted in a crisp white tone, complemented by a practical tiled splashback around the basin. This is a well-presented and functional space, ideal for guests and everyday convenience.

Bedroom 1

This is a well-proportioned bedroom finished to a high standard, offering a calm and stylish setting. The room features a radiator and a large UPVC window, allowing plenty of natural light to brighten the space. The walls are decorated in a soft neutral tone with a striking patterned feature wall, adding a touch of elegance. The flooring is carpeted for comfort, and the layout provides ample space for bedroom furniture and storage solutions. **En-Suite** - This is a contemporary bathroom finished to a high standard, featuring a sleek and modern design. The walls and floor are fully tiled in a stylish grey tone, creating a clean and sophisticated look. A large walk-in shower with a glass enclosure and rainfall showerhead serves as the focal point, complemented by a modern white vanity unit with integrated storage and a matching WC. The ceiling is finished with recessed spotlights for a bright, fresh feel, and a frosted UPVC window provides natural light while maintaining privacy. A chrome heated towel rail adds both practicality and a touch of luxury to the space.



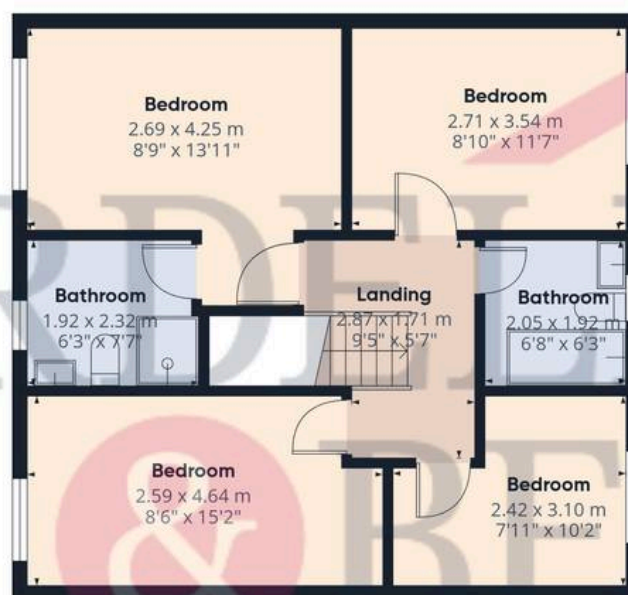


Floor 0

Approximate total area⁽¹⁾

129 m²

1387 ft²



Floor 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Bedroom 2

This is a bright and generously sized bedroom finished in a clean, neutral palette, creating a calm and inviting atmosphere. The room benefits from a radiator and large UPVC window, allowing plenty of natural light to flow in. The ceiling features a decorative textured design with a modern light fitting, adding character to the space. There is ample built-in storage with fitted wardrobes, providing excellent functionality without compromising floor space. The layout offers flexibility for various bedroom arrangements, making it an ideal main bedroom or guest room.

Bedroom 3

This is a well-presented bedroom offering a calm and contemporary feel. The space features a radiator and large UPVC window allowing natural light to brighten the room. The walls are finished in a soft neutral tone, complemented by a striking feature wall with a light wood-effect panel design, adding texture and character. The ceiling has a clean white finish with an elegant light fitting, and the flooring is carpeted for comfort. The layout provides ample space for a bed and additional furnishings, making it a versatile and inviting room ideal for relaxation.

Bedroom 4

This is a bright and compact bedroom finished in a clean, neutral palette, creating a fresh and inviting atmosphere. A large UPVC window allows plenty of natural light to fill the space. The room is carpeted for comfort and offers a practical layout, making it ideal as a single bedroom, guest room, or even a home office. Its simple design provides flexibility for a variety of uses while maintaining a modern and airy feel.

Bathroom

This bathroom is finished in a clean and neutral style, featuring fully tiled walls in a light tone with subtle decorative accents. The suite includes a pedestal wash basin, close-coupled WC, and a panelled bath with mixer tap and shower attachment.





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