

BURNLEY ROAD, BACUP, OL13 8QR

£290,000

DESCRIPTION

**** STONE BUILT COTTAGE ** ** 4 BEDROOMS ** ** TWO RECEPTIONS ** ** UNSPOILT COUNTRYSIDE VIEWS TO THE REAR ****

Nestled in a quaint village, this charming stone-built cottage dates back to 1850, exuding a sense of history and character. The property offers a generous layout with four bedrooms, that could be converted back to three bedrooms if needs be, and two large reception rooms, providing ample space for family living.

One of the property's standout features is its ample outside space. The front and rear gardens offer a sanctuary of peace and tranquility, with the rear garden boasting unspoilt countryside views that stretch as far as the eye can see. This outdoor space provides a perfect setting for alfresco dining, gardening, or simply enjoying the serenity of the surroundings.

Set back from the main road, the property enjoys a high degree of privacy. It is not overlooked, ensuring that residents can enjoy their home in peace and seclusion. The large driveway at the front of the property can comfortably accommodate two cars, adding to the convenience.

In summary, this period stone-built cottage combines the charm of the past with the comforts of the present. Its spacious interior, coupled with the stunning outdoor space and countryside views, make it an ideal choice for those seeking a family home with a touch of history. The property's privacy and ample parking further enhance its appeal, making it a truly unique find in the village.



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Entrance hallway

Laminate flooring, radiator, feature wood panelling, spotlights to the ceiling and open balustrade staircase.

Downstairs WC

Wood panelling, ceiling light point, uPVC double glazed window, sink with chrome taps, WC and laminate flooring.

Reception room one 14'8 x 14'5

Wooden beams to the ceiling, ceiling light point, two uPVC double glazed windows, two radiators, the fireplace surround is faux stone with granite hearth and laminate flooring.

Reception room two 12'6 x 20'0

Two ceiling light points, gas fire with wooden surround with granite hearth. laminate flooring, two uPVC double glazed window, two side wall light points and two radiators.

Kitchen 16'10 x 10'1

A mix of wall and base units, partially tiled walls, laminate flooring, two uPVC double glazed windows, two ceiling light points, gas hob, SMEG oven, overhead extractor point, washing machine point, black mirror quartz surfaces, chrome sink with chrome mixer tap and uPVC double glazed door to the rear.

Landing

Fitted carpet and access to the loft.

Bedroom one 14'8 x 13'9

Laminate flooring, ceiling light point, uPVC double glazed window, fitted storage, TV point and radiator.

Bedroom two 12'6 x 5'7

uPVC double glazed window, laminate flooring, ceiling light point and radiator.

Bedroom three 8'9 x 6'2

uPVC double glazed window, radiator, fitted carpet and ceiling light point.

Bedroom four 8'9 x 5'11

uPVC double glazed window, fitted carpet, ceiling lights and radiator.

Bathroom 8'1 x 5'11

Tiled walls, vinyl flooring, uPVC frosted double glazed window, vanity unit with sink and chrome mixer tap, push button WC, panelled bath with overhead shower, towel rail. and ceiling light point.

Exterior

Front - Large block paved driveway to the front, electric charging port, Indian stone steps, raised beds, stone chipped area, Indian stone patio area for sitting, mature bushes and shrubs, fenced boundaries and window basket.

Rear - Garden room with heater, outside electrical point, cold water tap, Indian stone paving and trellis to the side for privacy. There is also another Indian stone patio area with wall heater, secure rear gate and wall boundaries with countryside views.

Consumer Protection Regs

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Freehold' and the Council Tax Band is 'D'

The title register shows the property may contain restrictive covenants. These should be raised and satisfied by your chosen legal representative.

Parking - Off Street / Driveway

Rights and easements – Right of way for access to the drive.

Restrictions –Unknown by the vendor.

Building safety – No visible risks

Accessibility/Adaptations – No adaptations

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – Unknown by the vendor.

Flood Risk - Low

Coalfield or mining area - Unknown by vendor

Disclaimer

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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143 Burnley Road, Padiham, Lancashire, BB12 8BA

01282 968 668 | 01200 403484 | 01254 933 511

