



Vale Street, Bacup, OL13 9EP Price £230,000

A STUNNING, BRAND-NEW BUILT DEVELOPMENT IN BACUP IN ROSSENDALE

THREE FOUR BEDROOM, TOWN HOUSES WITH A LOFT ROOM - NOW AVAILABLE FOR SALE*** GREAT FAMILY HOMES ***

To the front of the property there is a double tarmacked drive with two parking spaces available for the homeowners and then street parking nearby for any visitors. Upon entering the house, it leads into a hallway with stairs to the first floor, to your right there is a good-sized lounge which then leads into a spacious kitchen/dining room with a tiled floor and modern fitted kitchen. A downstairs toilet comes with this property for the ease of family living and from the kitchen there are patio doors which lead you out into the two-tier garden. The bottom tier includes decking and then paved flooring down the side of the property to the front driveway, the decking matches the staircase leading up to the second tier which has a grass garden. The first floor of the property offers three bedrooms, one with an ensuite and then the family bathroom on the same floor, to the second floor you have a spacious loft room which offers spotlights, storage space and Velux windows.

The property benefits from everything being new, modern black bathroom fittings, gas central heating, uPVC double glazing and is well built and very desirable. This new development is bringing a new feel and look to Bacup.

The stunning new development is located within a five-minute walk to the centre of Bacup which has easy access to schools, shopping, local amenities, and transport links to Rawtenstall, Burnley, Todmorden, Whitworth and



Lounge
11'1" x 14'9" (3.40 x 4.50)

Kitchen/Dining
14'5" x 13'1" (4.40 x 4.00)

Bedroom 1
10'9" x 10'2" (3.30 x 3.10)

Ensuite
3'3" x 8'2" (1.00 x 2.50)

Bathroom
7'2" x 7'2" (2.20 x 2.20)

Bedroom 2
7'2" x 10'2" (2.20 x 3.10)

Bedroom 3
6'10" x 9'10" (2.10 x 3.00)

Loft Room
14'5" x 21'3" (4.40 x 6.50)

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure:

Freehold - To be confirmed by the Vendor's Solicitors

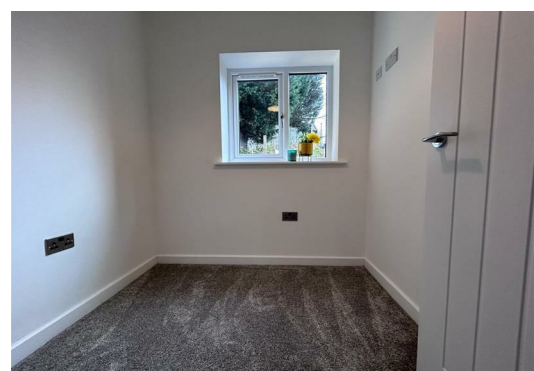
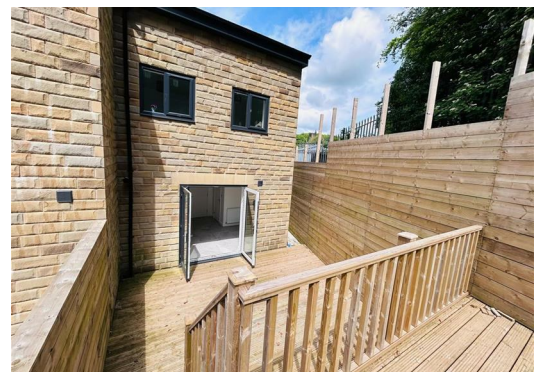
Possession:

Vacant possession upon completion

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	



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