



Rosemount, Bacup, OL13 9HG

£350,000

PRICED TO SELL NOW!!! Spacious detached house on popular development. 3 reception rooms plus dining kitchen. Contemporary bathroom, en suite & WC. Well presented gardens, driveway & garage. **MUST BE VIEWED!!!**



6 Rosemount, Bacup, OL13 9HG

We are delighted to offer for sale this detached house located on a popular development and with access to amenities and transport links.

The property has been well maintained, improved and offers quality family living over 2 floors. as you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus contemporary bathroom en suite and WC. Items of note include feature bay plus gas fire and surround to lounge, fitted hanging and storage to bedroom 3, window shutters to a number of rooms plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring, blinds and shutters included as fitted.

To the ground floor is an entrance hall, lounge, summer room, conservatory, dining kitchen and WC. There are 4 double bedrooms, the master with en suite plus a family bathroom.

The property benefits from well presented gardens. There is driveway parking leading to a single garage with power and light.

Tenure - Leasehold
Term - 969 years remaining
Ground Rent - £50 pa.
Council Tax - Band D

The property comprises.

GROUND FLOOR

Entrance Hall

With laminate flooring.

Lounge 14'3"(max) x 14'1"(max) (4.36m(max) x 4.31m(max))

Having a feature bay window plus gas fire and surround. With fitted shutters and laminate flooring.

Summer Room 11'6" x 10'2" (3.53m x 3.11m)

With laminate flooring.

Conservatory 9'9" x 9'8" (2.99m x 2.96m)

Having a solid roof plus laminate flooring.

Dining Kitchen 19'4"(max) x 11'6"(max) (5.90m(max) x 3.53m(max))

Having a comprehensive range of modern wall and base units with complimenting timber block worktops and upstands plus tiling. With double oven, 5 ring hob, hood and larder fridge. With floor tiling. Access to store.

WC 8'1" x 2'6" (2.47m x 0.78m)

Having contemporary white sanitary ware, vanity basin and vinyl flooring.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 13'1"(max) x 12'4"(max) (3.99m(max) x 3.77m(max))

With fitted carpets and shutters.

En Suite 9'3" x 2'6" (2.84m x 0.77m)

Having modern sanitary ware with vanity basin, tiling and floor tiling.

Bedroom 2 11'7" x 8'2" (3.55m x 2.50m)

With carpets and shutters.

Bedroom 3 12'4" x 7'10" (3.78m x 2.40m)

Used as a dressing room with fitted hanging and storage.

Bedroom 4 9'3" x 8'2" (2.82m x 2.50m)

With carpets and shutters.

Bathroom 8'7" x 4'9" (2.64m x 1.45m)

Having contemporary white sanitary ware with stand alone bath, vanity basin, tiling, floor tiling and feature radiator.

EXTERNAL

The property benefits from well presented gardens. There is driveway parking leading to a single garage with power and light.





