



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Dale Street, Bacup, Rossendale
- 3 Bedroom, End Quasi Semi-Detached
- Open Plan Feel & Feature Woodburner
- Extended, Generous Family Dining / Kitchen
- Modern Family Bathroom
- Off Road Parking Provision
- Good Size Tiered Gardens
- View By Appointment Only - Contact Us To View

46, Dale Street, Bacup, OL13 8BA

**£280,000**

Offers In The Region Of



# 46, Dale Street, Bacup, OL13 8BA

\*\*\* NEW \*\*\* - 3 Bed End Quasi Semi-Detached - Extended Creating A Spacious Open Plan Kitchen / Dining / Lounge Layout Perfect For Modern Living, Large Garden To Rear, Woodburner, Ample Parking, Modern Bathroom, - VIEWING HIGHLY RECOMMENDED - Contact Us To View!!!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	65	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Dale Street, Bacup, Rossendale is a 3 bedroom, extended end quasi semi-detached family home, with living accommodation which has been improved to create an open-plan feel. The property boasts a spacious kitchen / breakfast room with outlook to the rear and includes a range-style cooker, while the woodburner is such a welcoming feature adding both warmth and cosiness too. The property's modern Bathroom completes the picture and throughout, this home offers neutral décor too.

Internally, the accommodation on offer briefly comprises: Entrance Hallway, Lounge, Dining Room, Kitchen, Utility and Downstairs WC, while off the first floor Landing are Bedrooms 1-3 and the Family Bathroom. Externally, a large garden area makes use of terracing to great effect, while the front Garden sets the property back from the roadside and provides an attractive approach.

Positioned within easy reach of all town centre facilities, this property also offers good access to nearby open countryside and through Valley commuter and public transport links too.

**Hallway 15'7" x 6'2"**

**WC 5'4" x 2'7"3"**

**Lounge 11'11" x 12'0"**

**Dining Room 11'9" x 12'0"**

**Kitchen/Breakfast Room 11'11" x 17'4"**

**Utility Area 8'10" x 6'3"**

**Landing**

**Bedroom 1 11'10" x 11'5"**

**Bedroom 2 11'11" x 11'1"**

**Bedroom 3 8'5" x 7'0"**

**Bathroom**

**Tiered Front Garden**

**Rear Parking with Store**

**Extra Parking**

**Tiered Rear Garden**

**Agents Notes**

**Disclaimer**

