



**Farrow & Farrow**  
 ESTATE & LETTING AGENTS



- Four Lane Ends Road, Stacksteads, Bacup, Rossendale
- 2 Bedroom, Detached Bungalow Home
- Beautifully Presented Throughout
- Additional Garden Room / Office Space
- Gardens & Further Area With Potential Allotment Use
- Garage & Off Road Driveway Parking
- Excellent Position For Amenities & Transport Links
- Schools & Open Countryside Within Easy Reach
- VIEWING HIGHLY RECOMMENDED
- Contact Us To View - By Appointment Only

1, Four Lane Ends Road, Bacup, OL13 0TB

**£350,000**

Offers In The Region Of

# 1, Four Lane Ends Road, Bacup, OL13 0TB

**\*\*\* NEW \*\*\* - DETACHED, 2 BEDROOM BUNGALOW WITH GARDENS, GARAGE & DRIVEWAY PARKING, BEAUTIFULLY PRESENTED THROUGHOUT - Garden Room / Office, Conservatory, Gardens, Garage & Off Road Driveway Parking, Schools / Amenities / Open Countryside All Nearby - VIEWING HIGHLY RECOMMENDED - Contact Us To View**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

Four Lane Ends Road, Stacksteads, Bacup, Rossendale is a 2 bedroom, detached bungalow home which is beautifully presented throughout. With the addition of a Garden Room / Office which adds additional floorspace, the property is versatile too. Gardens surround the property on 3 sides and there is a further garden space which could be ideal for allotment use etc. Additionally, the garage and driveway parking add further convenience. With such a suite of features on offer here, **VIEWING IS HIGHLY RECOMMENDED** and available, by appointment, through our Rawtenstall office.

Internally, this property briefly comprises: Entrance Porch, Lounge / Dining Room, Kitchen, Conservatory, Utility, Inner Hallway to Bedrooms 1 & 2 and Shower Room. Externally, there are Side & Rear Gardens, a Single Attached Garage, off road Driveway Parking and also, an excellent additional space within the Garden Room / Office.

Located around just 3 miles from Rawtenstall, this property has easy access to excellent town centre amenities and convenient motorway links. As well as an express bus route to Manchester from nearby Rawtenstall centre, this property offers good transport connections to local and regional destinations. Being well served too with local schools, the property is within walking distance of Bacup and Rawtenstall Grammar School, the Valley Leadership Academy and Waterfoot Primary School. At the same time however, stunning countryside with reservoir walks, the Pennine Bridleway and popular cycle routes are all nearby giving multiple leisure options, while Marl Pitts sports and leisure facilities and Rossendale golf range can both be reached in less than 5 minutes.

**Porch 6'10" x 3'3"**

**Lounge/Dining Room 12'4" x 23'7"**

**Kitchen 12'5" x 8'8"**

**Conservatory 10'4" x 8'0"**

**Utility 4'6" x 6'7"**

**Inner Hallway 4'1" x 9'10"**

**Bedroom 1 10'11" x 15'1"**

**Bedroom 2 10'10" x 11'1"**

**Shower Room 7'4" x 5'11"**

**Front Garden**

**Driveway**

**Single Attached Garage**

**Side Gardens**

**Garden Room / Office**

**Agents Notes**

**Disclaimer**

