



**Farrow & Farrow**  
ESTATE & LETTING AGENTS



32, Oakenclough Road, Bacup, OL13 9ET

£250,000



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\*\*\* NEW \*\*\* - 2 BEDROOM & 2 BATHROOM SEMI-DETACHED HOME WITH LOVELY GARDENS FRONT & REAR - Unusual and Well Laid Out Living Spaces, Good Size Decking & Rear Garden, Well Presented Throughout, open plan Lounge / Dining, Well Located For Nearby Countryside & Town Centre Amenities Too - VIEWING RECOMMENDED - Contact Us To View



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

Oakencloough Road, Bacup, Lancashire is an usual and good size 2 bedroom semi-detached home with lovely gardens both front and rear. Making the most of its position and setting, the property is a great example of upside-down living and is well presented throughout. With the benefit of 2 bathrooms along with the 2 bedrooms, plus a generous open plan Lounge / Dining space, viewing here is certainly highly recommended to fully appreciate the living accommodation on offer both inside and out.

Internally, this property briefly comprises: GROUND FLOOR - Entrance Hallway, spacious open plan Lounge / Dining Room, Breakfast Kitchen, ground floor Bathroom. LOWER GROUND FLOOR - Off the Lower Landing are Bedrooms 1 & 2, Shower Room, Dressing Room with Store and Utility Room, (slightly reduced head heights). Externally, the property has a lovely lawned Front Garden approach while to the rear, the Decking Area and Rear Garden are each a good size and very nicely presented.

This property sits in a pleasant position, on a popular residential road, close to open countryside nearby. Surrounding countryside amenities within easy reach, include walks, cycle routes and horse trails which add to the location's appeal, which is also within convenient reach of local facilities in Bacup centre too.

- Hall 9'3" x 0'0"/288'8"
- Open Plan Living / Dining 10'11" x 31'8"
- Kitchen/Breakfast Room 8'8" x 18'3"
- Bathroom 9'1" x 8'2"
- Store
- Lower Landing
- Bedroom 1 9'9" x 13'3"
- Bedroom 2 9'8" x 9'11"
- Shower Room 5'7" x 6'5"
- Dressing Room 6'5" x 13'7"
- Utility Room 8'7" x 13'9"
- Front Garden
- Rear Decking
- Rear Garden
- Agents Notes
- Disclaimer

