



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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## Brambling Drive, Bacup, OL13 9QJ

### Offers Over £325,000

#### AN IDYLIC FAMILY HOME

Nestled in the desirable Brambling Drive, Bacup, this enviable detached family home presents an exceptional opportunity for those seeking a blend of comfort and modern living. With its contemporary finish and stylish fixtures, this property is designed for families who wish to move straight in without the need for any renovations.

The home boasts an impressive amount of indoor space, perfect for family gatherings and entertaining guests. The well-appointed rooms are filled with natural light, creating a warm and inviting atmosphere throughout. Additionally, the property features an integral garage, providing convenience and extra storage options.

One of the standout features of this residence is its outdoor space. Not overlooked from the rear, the garden offers a private sanctuary for relaxation and play, making it ideal for children and pets alike. Whether you envision summer barbecues or tranquil evenings under the stars, this outdoor area is sure to enhance your living experience.

This property is truly not to be missed, as it combines modern living with the charm of a family home. If you are looking for a place that offers both comfort and style in a peaceful setting, this house on Brambling Drive is the perfect choice for you and your family.

For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

# Brambling Drive, Bacup, OL13 9QJ

Offers Over £325,000



- An Outstanding Detached Family Home
- Sought After Location
- Tenure Leasehold
- EPC Rating TBC
- Four Bedrooms
- Not Overlooked From The Rear
- Council Tax Band C
- Beautifully Presented And Updated
- Perfect Family Home
- Off Road Parking

## Ground Floor

### Entrance

Composite double glazed frosted door to the hallway.

### Hallway

4'11 x 4'11 (1.50m x 1.50m)

Central heating radiator, smoke alarm, wood effect laminate flooring, oak door to the reception room, staircase to the first floor.

### Reception Room

16'1 x 11'3 (4.90m x 3.43m )

UPVC double glazed window, central heating radiator, television point, wood effect laminate flooring, oak double doors to the dining room.

### Dining Room

11'11 x 10'5 (3.63m x 3.18m)

Central heating radiator, wood effect laminate flooring, oak door to the kitchen, UPVC double glazed French doors to the rear.

### Kitchen

15'1 x 12'11 (4.60m x 3.94m)

UPVC double glazed window, central heating radiator, a range of wood effect panelled wall and base units, granite effect surface, tiled splash backs, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with a four ring gas hob and extractor hood, space for fridge and freezer, plumbing for dishwasher, smoke alarm, under staircase storage cupboard, slate effect vinyl flooring, oak door to the garage, open arch to the utility room.

### Utility Room

5'6 x 5'1 (1.68m x 1.55m)

Plumbing for washing machine and dryer, granite effect surface, tiled splash backs, extractor fan, slate effect vinyl flooring, Oak door to the WC

### WC

5'6 x 2'9 (1.68m x 0.84m)

UPVC double glazed frosted window, central heating radiator, a two piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, slate effect vinyl flooring.

### Garage

17 x 8'3 (5.18m x 2.51m)

Power, lighting, boiler, up and over garage door.

## First Floor

### Landing

9'6 x 3'4 (2.90m x 1.02m)

Smoke alarm, loft access, storage cupboard, oak doors to four bedrooms and bathroom.

### Bedroom One

12'6 x 11'6 (3.81m x 3.51m)

UPVC double glazed window, central heating radiator, fitted wardrobe, television point, oak door to the en suite.

### En Suite

7'2 x 4'10 (2.18m x 1.47m)

UPVC double glazed frosted window, heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall corner shower enclosure with rinse head, tiled elevations, PVC panelling to the ceiling, inset shelving, wood effect Lino flooring.

### Bedroom Two

14'9 x 8'7 (4.50m x 2.62m)

UPVC double glazed window, central heating radiator, fitted wardrobe, over staircase storage cupboard.

### Bedroom Three

11'3 x 8'1 (3.43m x 2.46m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring.

### Bedroom Four

9'10 x 8'7 (3.00m x 2.62m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring.

### Bathroom

8'2 x 6'3 (2.49m x 1.91m)

UPVC double glazed frosted window, heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, freestanding bath with mixer tap and rinse head, tiled elevations, LED mirror, spotlights, PVC panelling to the ceiling, wood effect laminate flooring.

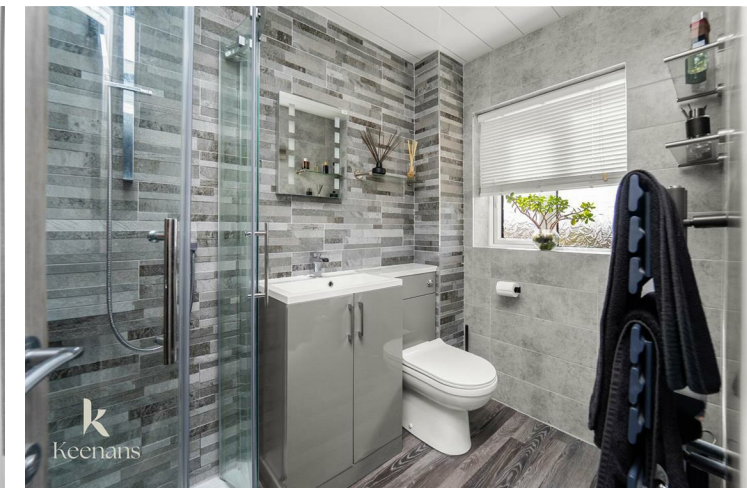
## External

### Front

Laid to lawn garden with a block paved driveway and access to the garage.

### Rear

Laid to lawn garden with paving stone chip, decking and bedding areas.



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