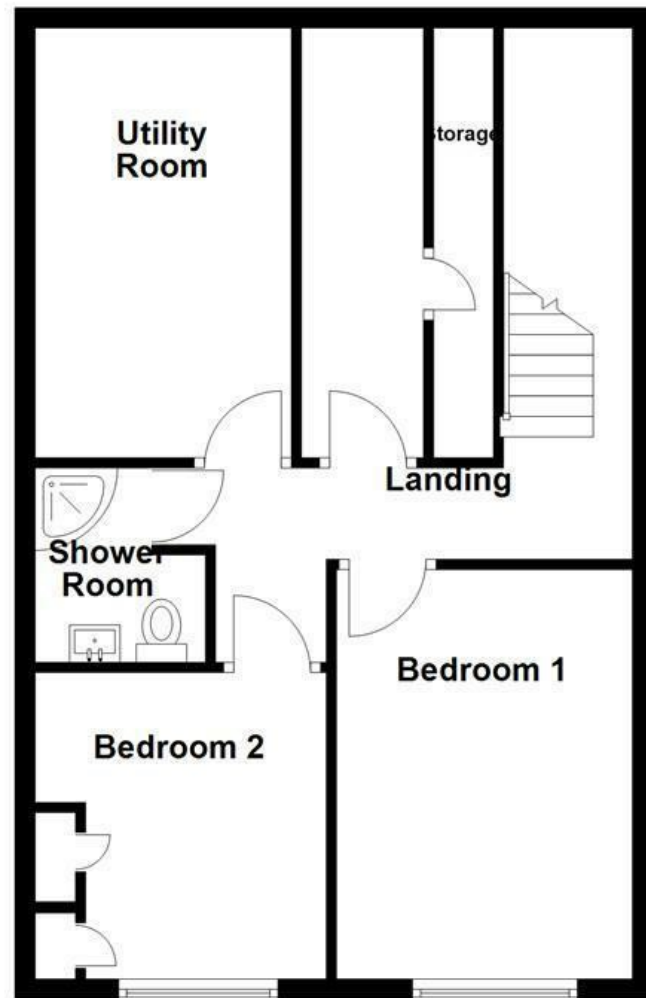
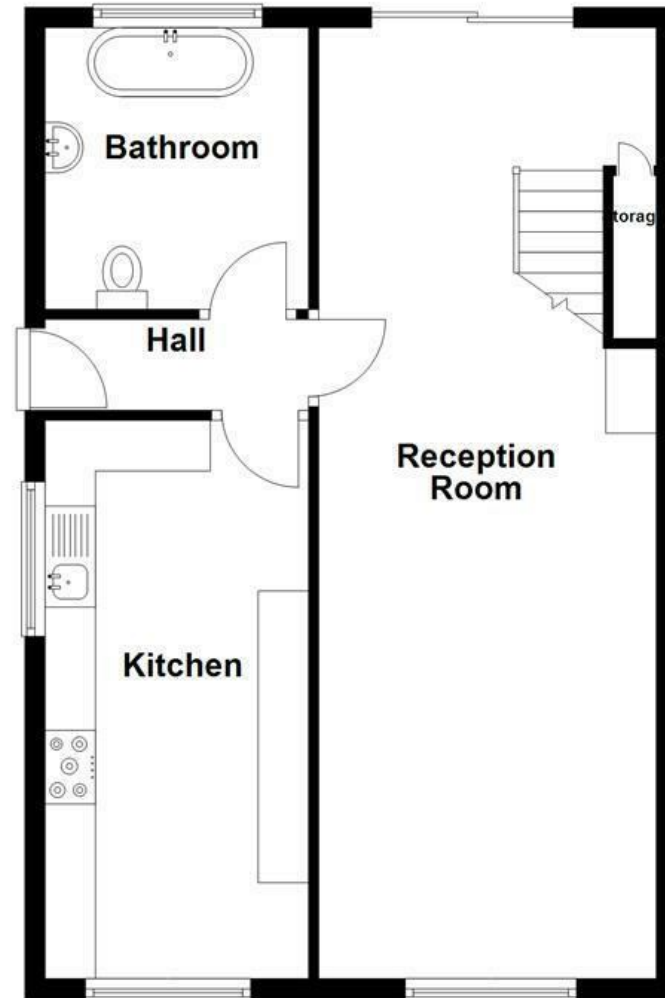


Lower Ground Floor



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	79
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Oakenclough Road, Bacup, OL13 9ET

£225,000

AN IMPRESSIVE SEMI DETACHED HOME

Situated on the desirable Oakenclough Road in Bacup, this stunning semi-detached family home offers an exceptional living experience. Presented to the highest standard, the property boasts immaculate interiors that seamlessly blend modern fixtures with stylish design.

Inside, you will find two generously sized double bedrooms, providing ample space for relaxation and rest. The home features two well-appointed bathrooms, ensuring convenience for family living. The highlight of this property is undoubtedly the open-plan living space, which creates a warm and inviting atmosphere, perfect for both entertaining guests and enjoying quiet family moments.

The exterior of the home is equally impressive, with a beautiful garden that offers a tranquil retreat for outdoor activities or simply unwinding in the fresh air. Additionally, the property benefits from an abundance of storage space, making it ideal for those who appreciate a clutter-free environment. The neutral decorations throughout the home provide a blank canvas, allowing you to personalise the space to your taste.

# Oakenclough Road, Bacup, OL13 9ET

£225,000



- Tenure Freehold
- Off Road Parking
- Ideal Home For A Small Family Or Couple With Abundance Of Space
- Easy Access To Major Network Links
- Council Tax Band B
- Two Generously Sized Double Bedrooms
- Ready To Move Into
- EPC Rating C
- Viewing Essential
- Envious Garden Space

## Ground Floor

### Entrance

Composite double glazed frosted leaded door to hall.

### Hall

8'7 x 2'11 (2.62m x 0.89m)

Loft access, wood effect laminate flooring, doors to reception room, kitchen/dining area and bathroom.

### Reception Room

30'11 x 10'11 (9.42m x 3.33m)

UPVC double glazed window, central heating radiator, electric fire, television point, storage cupboard, wood effect laminate flooring, UPVC double glazed sliding door to rear and stairs to lower ground floor.

### Kitchen/Dining Area

18'2 x 8'6 (5.54m x 2.59m)

UPVC double glazed window, UPVC double glazed frosted window, central heating radiator, range of panel wall and base units, wood effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, four door Beko range with seven ring gas hob, tiled splash back, integrated fridge freezer, under unit lighting, spotlights, PVC to ceiling and tiled effect lino flooring.

### Bathroom

9'2 x 8'7 (2.79m x 2.62m)

UPVC double glazed frosted window, central heating towel rail, roll top bath with mixer tap and rinse head, low flush WC, pedestal wash basin, tiled elevation, spotlights, PVC to ceiling and tiled floor.

## Lower Ground Floor

### Landing

12'4 x 6'6 (3.76m x 1.98m)

Spotlights, doors to two bedrooms, shower room, utility room and walk in wardrobe.

### Bedroom One

13'4 x 9'8 (4.06m x 2.95m)

UPVC double glazed window, central heating radiator and spotlights.

### Bedroom Two

9'11 x 9'1 (3.02m x 2.77m)

UPVC double glazed window, central heating radiator, spotlights and storage cupboard.

## Shower Room

6'5 x 5'6 (1.96m x 1.68m)

Central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, corner direct feed rainfall shower enclosure, tiled elevation, PVC to ceiling, spotlights, extractor fan and tiled floor.

## Utility Room

13'8 x 8'6 (4.17m x 2.59m)

Plumbed for washing machine and dryer.

## Walk In Wardrobe

13'8 x 6'5 (4.17m x 1.96m)

Storage cupboard.

## External

### Rear

Tiered laid to lawn garden with paving, bedding areas and mature shrubs.

### Front

Laid to lawn garden with paving, bedding areas and mature shrubs.



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