

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(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.

Ramsey Avenue, Bacup, OL13 9PG

£245,000

BEAUTIFUL THREE BEDROOM SEMI DETACHED PROPERTY.

Nestled on the charming Ramsey Avenue in Bacup, this stunning three-bedroom house presents an exceptional opportunity for families and individuals alike. The property boasts a large kitchen, equipped with modern fixtures and fittings, making it a delightful space for culinary enthusiasts and social gatherings. The expansive reception room offers a welcoming atmosphere, perfect for relaxation or entertaining guests.

Each of the three spacious bedrooms provides ample room for comfort and privacy, ensuring that everyone has their own personal retreat. The property is further enhanced by a driveway, providing convenient off-street parking, and a large rear garden, which is ideal for outdoor activities, gardening, or simply enjoying the fresh air.

This home combines modern living with a sense of community, making it a perfect choice for those looking to settle in a friendly neighbourhood. With its attractive features and generous space, this property is sure to impress. Don't miss the chance to make this lovely house your new home.

For more information or to book a viewing, please contact our Rossendale branch as soon as possible.

Ramsey Avenue, Bacup, OL13 9PG

£245,000



- Tenure Leasehold
- Council Tax Band B
- EPC Rating C
- Ample Off Road Parking
- Three Spacious Bedrooms
- Ideal Family Home
- Modern Fitted Kitchen And Four Piece bathroom Suite
- Expansive Tiered Rear Garden Space
- Viewing Essential
- Easy Access To Major Network Links

Ground Floor

Entrance Door

Composite, double glazed, leaded, stained door to hallway

Hallway

6'4 x 5'3 (1.93m x 1.60m)

Hardwood door to Reception Room One, stairs to first floor, wood effect laminate flooring.

Reception Room One

14'8 x 10'7 (4.47m x 3.23m)

UPVC double glazed window, central heating radiator, gas fire with granite hearth, hardwood mantle and tile surround, two hardwood doors to hallway and kitchen, wood effect laminate flooring.

Kitchen

17'7 x 10'3 (5.36m x 3.12m)

Two UPVC double glazed windows, central heating radiator, paneled wall and base units with marble effect surface, Cookmaster range cooker with seven gas rings, glass splash back and extractor hood, single composite sink, space for American fridge/freezer, spotlights, hardwood door to storage and reception room, UPVC double glazed leaded door to utility room, marble effect flooring.

Utility Room

7'9 x 7'1 (2.36m x 2.16m)

UPVC double glazed door to rear, hardwood door to garage, UPVC double glazed frosted leaded door to kitchen, matte base units with granite effect surface, plumbing for washing machine and dryer.

Garage

8'1 x 7'8 (2.46m x 2.34m)

UPVC double glazed window, hardwood door to utility room.

First Floor

Landing

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

UPVC double glazed window, smoke alarm, loft access, four hardwood doors to bedroom one, bedroom two, bedroom three and bathroom, stairs to ground floor.

Bedroom One

11'4 x 10'4 (3.45m x 3.15m)

UPVC double glazed window, central heating radiator, coving, hardwood door to landing.

Bedroom Two

11'9 x 9'3 (3.58m x 2.82m)

UPVC double glazed window, central heating radiator, hardwood door to landing.

Bedroom Three

8'3 x 6'6 (2.51m x 1.98m)

UPVC double glazed window, central heating radiator, coving, hardwood door to landing.

Bathroom

8 x 7'1 (2.44m x 2.16m)

UPVC double glazed frosted window, central heating radiator, four piece suite featuring a dual flush WC, vanity top wash basin with traditional taps, paneled bath with traditional taps and additional rinse head, and a direct feed rainfall shower enclosure with additional rinse head, extractor fan, hardwood door to landing, granite effect lino flooring.

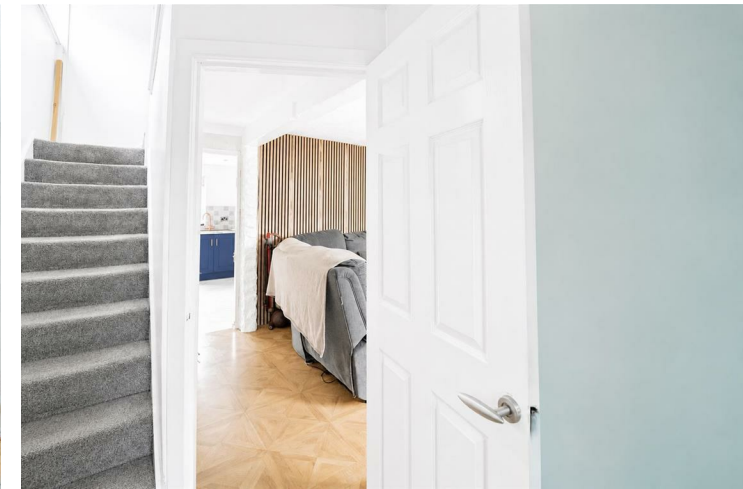
Exterior

Front

Paved driveway, laid to lawn.

Rear

Hardwood decking, bedding areas, artificial lawn, laid to lawn, mature shrubs.



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