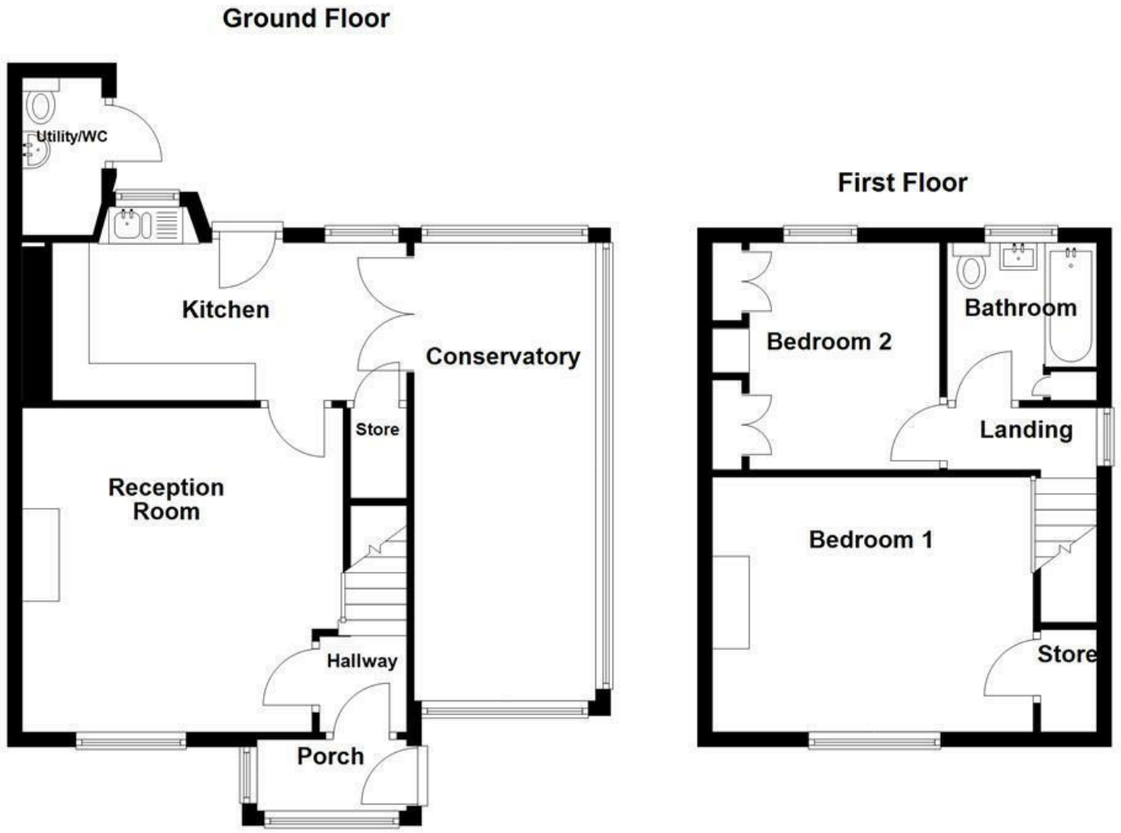
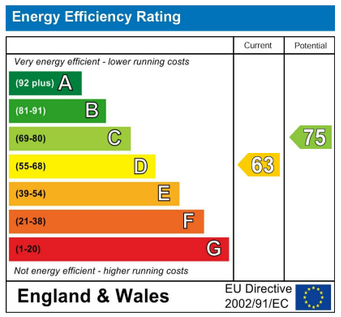
KEENANS
Sales & Lettings





Rockcliffe Avenue, Bacup, OL13 8JH
Offers In The Region Of £190,000

AN ENVIABLE SEMI DETACHED PROPERTY

Nestled on the charming Rockcliffe Avenue in Bacup, this outstanding semi-detached house offers a wonderful opportunity for those seeking a delightful family home or a cosy retreat for couples. Set on a fantastic corner plot, the property enjoys stunning views and is not overlooked, ensuring a sense of privacy and tranquillity.

The wrap-around gardens are a true highlight, providing ample space for outdoor activities, gardening, or simply enjoying the fresh air. With generous off-road parking available, convenience is at your fingertips. The property has been presented and maintained to a high standard throughout, making it ready for you to move in without delay, as there is no chain involved.

Inside, you will find a fantastic conservatory extension that floods the home with natural light, creating a warm and inviting atmosphere. The two double bedrooms are well-proportioned, offering comfortable spaces for rest and relaxation. Modern fixtures and fittings throughout the property enhance its appeal, ensuring that it meets the needs of contemporary living.

This property is truly not to be missed, as it presents an excellent opportunity for you to put your own stamp on a well-loved home. Whether you are a small family looking for a place to grow or a couple seeking a peaceful haven, this house on Rockcliffe Avenue is sure to impress. Don't hesitate to arrange a viewing and discover the potential that awaits you in this lovely home.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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2 1 2 D

- Tenure Freehold
- Off Road Parking
- Spacious Conservatory
- Easy Access To Major Network Links.
- Council Tax Band B
- Corner Plot And Not Overlooked
- Ample Low Maintenance Rear Garden With Enviable Views
- EPC Rating D
- Two Well Proportioned Bedrooms
- Ideal Home For A Small Family

Ground Floor

Entrance
UPVC double glazed door to porch.

Porch
6'8 x 3'2 (2.03m x 0.97m)
UPVC double glazed window, feature wall light, wood effect laminate flooring and UPVC double glazed door to hall.

Hall
4'3 x 3'10 (1.30m x 1.17m)
Central heating radiator, feature wall light, wood effect laminate flooring, doors to reception room and stairs to first floor.

Reception Room
14'5 x 14'3 (4.39m x 4.34m)
UPVC double glazed window, central heating radiator, smoke alarm, coving, picture rail, ceiling rose, two feature wall lights, cast iron multi fuel burning stove, tiled hearth, integrated alcove storage, television point, meter cupboard, wood effect laminate flooring and door to kitchen.

Kitchen
15'9 x 7' (4.80m x 2.13m)
Two UPVC double glazed windows, central heating radiator, range of gloss wall and base units, laminate work top, tiled splash back, composite one and a half sink and drainer with mixer tap, space for freestanding oven, extractor hood, integrated fridge and freezer, plumbing for dishwasher, under stairs storage, coving, spotlights, wood panelling, wood effect laminate flooring, hard wood single glazed frosted double doors to conservatory and UPVC double glazed frosted door to rear.

Conservatory.
20'4 x 8'1 (6.20m x 2.46m)
UPVC double glazed windows, central heating radiator, polycarbonate roof, integrated storage, television point and part wood laminate flooring.

First Floor

Landing
7'4 x 2'8 (2.24m x 0.81m)
UPVC double glazed window, feature wall lights, loft access, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One
14'5 x 11'4 (4.39m x 3.45m)
UPVC double glazed window, central heating radiator, picture rail, fitted wardrobe and over stairs storage.

Bedroom Two
10'3 x 10'2 (3.12m x 3.10m)
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bathroom
7' x 6'8 (2.13m x 2.03m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, wood panel bath, overhead electric feed rainfall shower and rinse head, spotlights, extractor fan, PVC elevations and integrated linen cupboard.

External

Rear
Enclosed garden, paving, decking, bedding areas and storage shed.

WC/Utility
7' x 3'7 (2.13m x 1.09m)
Plumbing for washing machine, dual flush WC and vanity top wash basin.

Front
Block paved driveway for off road parking.