



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	

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.

## Tong Lane, Bacup, OL13 9XA

### Offers Over £400,000

AN OUTSTANDING DETACHED NEW BUILD PROPERTY

Nestled in the sought-after area of Tong Lane, Bacup, this exquisite stone-built detached house is a remarkable new build that promises a perfect blend of modern living and natural beauty. Spanning an impressive 1,569 square feet, this property boasts an abundance of both indoor and outdoor space, making it an ideal family home.

Upon entering, you will be greeted by a spacious reception room that flows seamlessly into an open-plan kitchen with underfloor heating throughout the ground floor, designed with contemporary fixtures and fittings that cater to both functionality and style. The property features four well-appointed bedrooms, including three generous double bedrooms, ensuring ample space for family and guests alike. With two modern bathrooms, convenience is at your fingertips.

One of the standout features of this home is its enviable wrap-around gardens, providing a serene outdoor retreat where you can enjoy panoramic views of the surrounding landscape. The gardens are perfect for entertaining or simply relaxing in the fresh air. Additionally, the property offers off-road parking, adding to the convenience of this splendid residence.

This stunning home is ready for you to move straight into, with no chain delay, allowing you to settle in without the usual stress of property transactions. With its stylish interiors and prime location, this property is not just a house; it is a place where cherished memories can be made. Don't miss the opportunity to make this exceptional property your new family home.

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

# Tong Lane, Bacup, OL13 9XA

## Offers Over £400,000



- Exceptional Detached New Build Property
- Contemporary Fitted Dining Kitchen
- On Street Parking
- EPC Rating TBC
- Four Bedrooms
- Additional Utility Room
- Tenure TBC
- Two Bathrooms
- Immaculate Externals
- Council Tax Band TBC

### Ground Floor

#### Entrance

Composite frosted door to hall.

#### Hall

6'10 x 5'10 (2.08m x 1.78m)

Smoke alarm, spotlights, doors to reception room, kitchen/dining area, WC and wood effect flooring.

#### WC

5'3 x 3'5 (1.60m x 1.04m)

UPVC double glazed frosted window, direct feed WC, vanity top wash basin with mixer tap, extractor fan, spotlights and wood effect flooring.

#### Reception Room

19'2 x 9'2 (5.84m x 2.79m)

UPVC double glazed window, open fireplace with tiled surround and oak mantle, wood panelled elevation, spotlights and UPVC double glazed French doors to rear.

#### Kitchen/Dining Area

Two UPVC double glazed windows, range of wall and base units, quartz work tops, stainless steel sink and drainer with mixer tap and draining ridges, integrated oven and grill, four ring electric hob, integrated dishwasher and fridge freezer, LED light strips, spotlights, aluminium double glazed door to rear, aluminium bi folding doors to rear, door to under stairs storage, door to utility and wood effect flooring.

#### Utility

4'10 x 4'9 (1.47m x 1.45m)

UPVC double glazed window, smoke alarm, boiler cupboard, extractor fan, spotlights and wood effect flooring.

### First Floor

#### Landing

15'6 x 6'7 (4.72m x 2.01m)

UPVC double glazed window, central heating radiator, loft access, smoke alarm, spotlights, doors to four bedrooms and bathroom.

#### Bedroom One

12'3 x 11'2 (3.73m x 3.40m)

UPVC double glazed window, central heating radiator and door to en suite.

#### En Suite

6'6 x 4'4 (1.98m x 1.32m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower with rinse head, tiled elevation, extractor fan, spotlights and tiled effect laminate flooring.

#### Bedroom Two

9'6 x 9'3 (2.90m x 2.82m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

9'4 x 8'3 (2.84m x 2.51m)

UPVC double glazed window and central heating radiator.

#### Bedroom Four

7'9 x 7'3 (2.36m x 2.21m)

UPVC double glazed window and central heating radiator.

#### Bathroom

6'7 x 6'3 (2.01m x 1.91m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, tiled elevation, extractor fan, spotlights and tiled effect laminate flooring.

#### External

#### Rear

Enclosed laid to lawn garden, paving and bedding areas.

#### Front

Laid to lawn garden and paving.

