

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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## Cotman Close, Bacup, OL13 9TT

£289,950

A STUNNING THREE BEDROOM HOME IN BACUP

Welcome to this stunning family home located on Cotman Close in Bacup. This beautifully renovated house boasts a fantastic kitchen diner, which truly serves as the heart of the home. The kitchen has been designed to a high standard, making it an ideal space for both cooking and entertaining.

With its modern finishes and thoughtful layout, this property is perfect for families seeking comfort and style. The inviting atmosphere of the kitchen diner creates a warm and welcoming environment, perfect for family gatherings or casual meals with friends.

This home is not to be missed, as it offers a wonderful blend of contemporary living and family-friendly features. If you are looking for a property that combines quality and charm in a desirable location, this house on Cotman Close is an excellent choice. Come and see for yourself the potential this home has to offer.

# Cotman Close, Bacup, OL13 9TT

£289,950



- Three Bedroom
- Immaculate Presentation Throughout
- Tenure Freehold
- Two Bathroom
- Council Tax Band B
- Ample Off Road Parking
- EPC Rating TBC

## Ground Floor

### Entrance

Composite front door leading to porch

### Porch

4'1x3'6 (1.24mx1.07m)

UPVC double glazed window, central heating radiator, hardwood door leading to reception room and tiled flooring

### Reception Room

15'5x10'4 (4.57m'1.52mx3.05m'1.22m )

UPVC double glazed window, central heating radiator, coving, media wall with spotlights and electric fire integrated, hardwood door to Inner Hall, tiled flooring

### Kitchen Diner

22'1x15'3 (6.71m'0.30mx4.57m'0.91m )

2 UPVC double glazed window, 2 skylights , 2 upright radiators, a range of grey glossed base and wall units, granite work surfaces, island with grey glossed base units, granite surface, inset sink with mixer tap and draining board, integrated electric oven, 4 ring gas hob with extractor fan, tiled splashback, spotlights, log burning stove, UPVC double glazed french doors to rear garden, tiled flooring

### Inner Hall

8'1x3'5 (2.44m'0.30mx0.91m'1.52m )

Hardwood door leading to utility/WC, stairs to first floor and tiled flooring

### Utility

7'11x7'8 (2.13m'3.35mx2.13m'2.44m )

Central heating radiator, two piece bathroom suite, dual flush w/c, floating basin, plumbing for washing machine & dryer, hardwood door leading to Garage and tile effect lino flooring

### Garage

12'2x7'4 (3.66m'0.61mx2.13m'1.22m )

2 UPVC double glazed windows, space for fridge freezer and composite door leading to driveway

## First Floor

### Landing

9'4x7'5 (2.74m'1.22mx2.13m'1.52m )

Loft access, smoke alarm, five hardwood doors leading to - bedroom one, bedroom two, bedroom three, storage and shower room and stairs to the ground floor

## Bedroom One

11'7x9'11 (3.35m'2.13mx2.74m'3.35m )

UPVC double glazed window, central heating radiator and hardwood door leading to En-suite

## En-Suite

7'4x3'8 (2.24mx1.12m)

Towel rail, three piece bathroom suite, low level w/c with push flush, floating basin with waterfall tap, shower enclosure with direct feed shower with rainfall head and separate rinse head, spotlights, extractor fan, tiled elevations, tiled flooring

## Bedroom Two

10'8x8'11 (3.05m'2.44mx2.44m'3.35m )

UPVC double glazed window and central heating radiator

## Bedroom Three

8'6x7'8 (2.44m'1.83mx2.13m'2.44m )

UPVC double glazed window and central heating radiator

## Shower Room

7'4x5'5 (2.13m'1.22mx1.52m'1.52m )

UPVC double glazed window, towel rail, 3 piece bathroom suite, dual flush w/c, floating basin with mixer tap, shower enclosure with direct feed shower with rainfall head and separate rinse head, spotlights m, extractor fan, shaving point, tiled elevations, tiled flooring

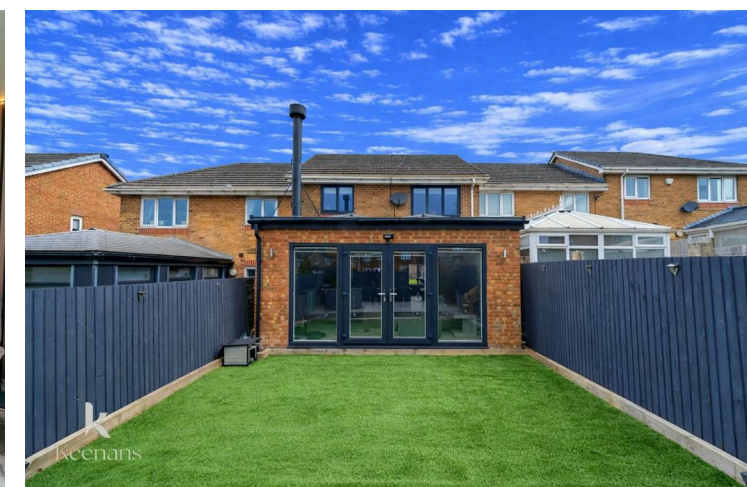
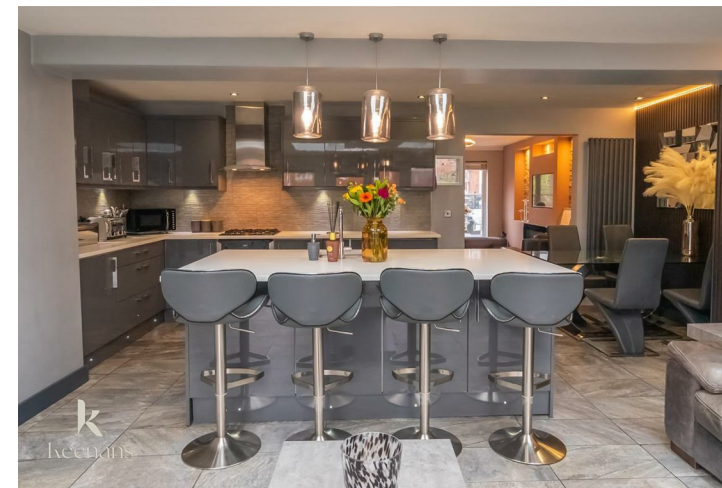
## External

### Front

Driveway with space for two cars, paved path to front door, grass area and EV charging point

### Rear Garden

Astro turf area, decking area with built in lights, enclosed with wooden fences



Tel: 01706215618

www.keenans-estateagents.co.uk