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All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.









Higher Stack Cottages, Tong Lane, Bacup, OL13 9XD

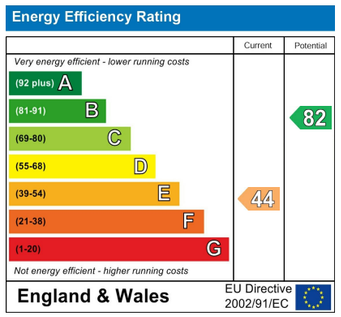
Offers Over £525,000

A STYLISH, FOUR-BEDROOM, SEMI-DETACHED FAMILY HOME IN THE HEART OF THE BACUP COUNTRYSIDE WITH OPTION FOR PART EXCHANGE WITH A FARM HOUSE STYLE PROPERTY.

Welcome to this charming four-bedroom semi-detached home nestled in the heart of the Bacup countryside. This property is perfect for those who want to escape the hustle and bustle of city life and enjoy the tranquility of the countryside. The property is surrounded by beautiful countryside, and there are plenty of opportunities for outdoor activities such as walking, cycling, and horse riding. The property is also conveniently located close to local amenities, including shops, restaurants, and schools, plus the neighbouring towns of Rawtenstall and Burnley.

The property comprises briefly, to the ground floor: entrance through a porch to a welcoming hallway leading to a stunning, contemporary open plan kitchen/diner with stairs to the first floor and access to a utility room and downstairs bedroom. The bedroom is open to a sitting area and has a door leading through a dressing room to a shower room. The utility room leads to a downstairs WC. To stairs lead you to a gorgeous living room on the first floor with a feature exposed stone wall and open access to a sun room. The living room provides access to three more bedrooms and a four-piece bathroom suite. Externally the property offers gated parking plus additional parking and a garden space that are rented.

For further information, or to arrange a viewing, please contact our Rawtenstall team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents



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Offers Over £525,000

4 2 2 E

- Beautifully Presented Property With Breathtaking Views!
- Abundance Of Character
- Additional Leased Garden & Parking Areas
- EPC Rating: E
- Four Bedrooms
- En Suite & Dressing Room To Main Bedroom
- Freehold
- Contemporary Open Plan Dining Kitchen
- Garden & Gated Off Road Parking
- Council Tax Band B

Ground Floor

Entrance Porch
8'7 x 4'8 (2.62m x 1.42m)

Hardwood entrance door, two UPVC double glazed windows, flagged flooring and door to the hallway.

Hallway
8'9 x 7'2 (2.67m x 2.18m)

Flagged flooring, exposed stone wall and door to the open plan dining kitchen.

Open Plan Dining Kitchen
26'5 x 18' (8.05m x 5.49m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with marble surfaces, island and breakfast bar, oven and combination microwave oven in a high rise unit, five ring induction hob, extractor hood, stainless steel sink with drainer and mixer tap, integrated dishwasher, fridge and freezer, spotlights, tiled flooring, stairs to the first floor and door to the back hall.

Back Hall
Central heating radiator and doors to utility and bedroom one.

Utility Room
7'10 x 5'7 (2.39m x 1.70m)

UPVC double glazed window, stainless steel sink with mixer tap, panelled wall and base units with laminate surfaces, plumbing for washing machine, space for dryer, tiled flooring and door to WC.

WC
5'2 x 4' (1.57m x 1.22m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, spotlights and tiled flooring.

Bedroom One
12'5 x 10'11 (3.78m x 3.33m)

Central heating radiator, exposed beams, open to reception room two and door to dressing room.

Reception Room Two
10'4 x 7'9 (3.15m x 2.36m)

UPVC double glazed window, central heating radiator, spotlights, wood effect flooring and French doors to the front elevation.

Dressing Room
5'8 x 4'3 (1.73m x 1.30m)

Spotlights and door to the en suite.

En Suite
5'7 x 3'4 (1.70m x 1.02m)

Direct feed shower unit, wall mounted wash basin, tiled elevations, spotlights, extractor fan, tiled ceiling and tiled flooring.

First Floor

Reception Room One
17'10 x 17'9 (5.44m x 5.41m)

Two UPVC double glazed windows, four Velux windows, three central heating radiators, cast iron log burning stove with feature stone surround, television point, loft access, open to the sun room and doors to bedroom two and landing.

Sun Room
11'10 x 8'2 (3.61m x 2.49m)

UPVC double glazed windows, skylight, spotlights, wood effect flooring and UPVC double glazed French doors to the Juliet balcony.

Bedroom Two
14'1 x 11'11 (4.29m x 3.63m)

Two central heating radiators, loft access, exposed beams, feature fire and media unit, wood effect flooring and UPVC double glazed French doors to the balcony.

Balcony
Glass balustrade.

Landing
Doors to bathroom and two bedrooms.

Bedroom Three
8' x 6'10 (2.44m x 2.08m)

UPVC double glazed window and central heating radiator.

Bedroom Four/Dressing Room
12'1 x 5'7 (3.68m x 1.70m)

Velux window, UPVC double glazed window and central heating radiator.

Bathroom
8'10 x 7'9 (2.69m x 2.36m)

UPVC double glazed frosted window, Velux window, central heating radiator, low basin WC, pedestal wash basin, freestanding roll top bath and claw slipper bath, corner direct feed shower unit, exposed beams and tile effect flooring.

External
There is an electric gated driveway providing off road parking and a small garden area to the rear of the property. In addition, there is a garden area and further parking area which are both leased on an annual ground rent of £120 per annum.



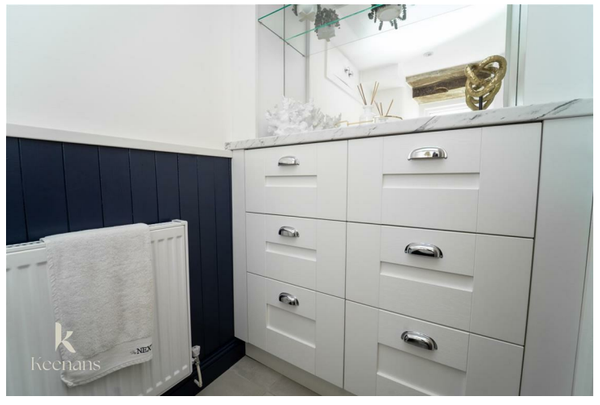














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