

## Cotman Close, Bacup, OL13 9TT

£245,000


A FANTASTIC THREE BEDROOM SEMI DETACHED PROPERTY IN BACUP

Nestled in the charming Cotman Close, Bacup, this delightful semi-detached house offers an ideal setting for growing families. The property is situated within a lovely estate, providing a friendly and welcoming community atmosphere.

One of the standout features of this home is the stunning views to the rear, which create a serene backdrop for everyday living. Imagine enjoying your morning coffee or evening meals while taking in the picturesque scenery that surrounds you.

Additionally, the property boasts excellent transport links into Bacup, making it convenient for commuting and accessing local amenities. This combination of a peaceful residential area and easy connectivity to the town ensures that you can enjoy the best of both worlds.

This semi-detached house is not just a home; it is a perfect opportunity for families looking to settle in a nurturing environment. With its appealing location and family-friendly features, this property is sure to attract those seeking a comfortable and inviting place to call home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	82
(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.

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- Three Bedroom Semi Detached
- Spacious Family Living
- Off Road Parking
- Tenure - Freehold
- Family Friendly Estate Location
- Excellent Transport Links
- EPC Rating - C
- Stunning Rear Views
- Ideal Growing Family Home
- Council Tax Band - B

## Ground Floor

### Porch

4'2 x 3'4 (1.27m x 1.02m)

UPVC double glazed window, central heating radiator, composite front door and door to reception room.

### Reception Room

15'3 x 10'10 (4.65m x 3.30m)

UPVC double glazed window, central heating radiator, coving, two feature wall lights, double doors to kitchen and door to inner hall.

### Kitchen Diner

19'4 x 7'6 (5.89m x 2.29m)

UPVC double glazed window, central heating radiator, a range of panelled base and wall units, laminate surfaces, stainless steel one and a half sink, integrated electric oven, four ring gas hob, extractor unit, tiled splashback, space for fridge freezer, plumbing for washing machine, coving, cupboard with maxi combi boiler, UPVC French doors to rear garden and tiled flooring.

### WC

4'8 x 3'1 (1.42m x 0.94m)

Central heating radiator, dual flush WC, pedestal basin with mixer tap, extractor fan.

## First Floor

### Bedroom One

11'7 x 10'1 (3.53m x 3.07m)

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

### En Suite

8'2 x 3'10 (2.49m x 1.17m)

Central heating radiator, three piece suite comprising of dual flush WC, pedestal wash basin with mixer tap, direct feed shower with rinse head, part tiled elevations, extractor fan and lino flooring.

### Bedroom Two

10'6 x 8'11 (3.20m x 2.72m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

## Bathroom

7'5 x 5'11 (2.26m x 1.80m)

Two UPVC double glazed windows, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panelled bath with traditional taps, part tiled elevations, extractor fan and tiled flooring.

## External

### Front

Tarmac driveway, garage, laid to lawn garden.

### Garage

16'6 x 7'9 (5.03m x 2.36m)

### Rear

Enclosed laid to lawn garden.



Tel: 01706215618

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