



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Windermere Road, Bacup, Rossendale
- 3 Bedroom, Detached True Bungalow
- 2 Bathrooms & 3 Reception Spaces
- Attractive Outlooks To Rear
- Detached Garage & Off Road Driveway Parking
- Good Size Rear Gardens
- \*\*\* NO CHAIN DELAY \*\*\*
- Contact Us To View - By Appointment Only

61, Windermere Road, Bacup, OL13 9DN

**£350,000**  
Offers Over



61, Windermere Road, Bacup, OL13 9DN

\*\*\* NEW \*\*\* - 3 BEDROOM, DETACHED TRUE BUNGALOW, GARAGE, GARDENS WITH GREAT OUTLOOK & OFF ROAD DRIVEWAY PARKING - Excellent Presentation Throughout, Generous Accommodation - 2 Bathrooms & 3 Reception Spaces, Good Size Corner Plot - NO CHAIN DELAY - Contact Us To View, By Appointment Only



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	

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Windermere Road, Bacup, Rossendale is a 3 Bedroom, detached true bungalow with 2 bathrooms and 3 reception spaces too. Offering exceptionally well-presented accommodation, the property has great views out to the rear over the good size rear garden. With a detached garage and off road driveway parking, all presented in superb condition, the property also boasts a modern kitchen, appealing décor throughout and a great bathroom and is genuinely unusual in quality of presentation. This property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Entrance Vestibule, Hall with Store, Lounge, Study, Sun Room, Kitchen / Dining Room, Bedroom 1 with En-Suite Shower Room, Bedrooms 2 & 3 and Family Bathroom. Externally, there is a Detached Garage, off road Driveway Parking and Gardens Side & Rear.

Situated within easy reach of the town centre, but in a comparatively tucked away setting in a popular residential location, the property offers attractive outlooks and easy access to all local amenities, as well as nearby transport links and open countryside.

Vestibule 5'11" x 5'1"

Hall 8'7" x 26'7"

Lounge 17'0" x 13'1"

Study 8'5" x 13'1"

Sun Room 8'9" x 11'5"

Kitchen/Dining Room 11'6" x 23'2"

Bedroom 1 13'8" x 16'0"

En-suite Shower Room 5'4" x 5'8"

Bedroom 2 12'0" x 15'11"

Bedroom 3 10'1" x 10'2"

Bathroom 10'1" x 7'2"

Detached Garage 16'5" x 15'0"

Front Driveway

Rear & Side Garden

Agents Notes

Disclaimer

