



Farrow & Farrow

ESTATE & LETTING AGENTS



- Kimberley Street, Bacup, Rossendale
- 5 Bedroom, Semi-Detached Family Home
- Beautifully Presented Throughout
- Generous Plot Close To Woodland & Open Country
- Well Laid Out Over 3 Floors + Basement
- Good Garden With New Decking
- Gated Driveway Parking
- VIEWING HIGHLY RECOMMENDED - Contact Us NOW To View

2, Kimberley Street, Bacup, OL13 0PN

£375,000

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*** NEW *** - 5 BEDROOM SEMI-DETACHED FAMILY HOME, BEAUTIFULLY PRESENTED THROUGHOUT - Close To Woodland & Countryside, Generous Plot, Good Room Sizes Making Great Family Accommodation, Comparatively Tucked-Away Position, Gated Driveway Parking & Lovely Garden - VIEWING HIGHLY RECOMMENDED - Contact Us NOW To View



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	

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.

Kimberley Street, Bacup, Rossendale is a 5 bedroom, semi-detached family home, enjoying a tucked-away position which is close to open country. Offering generous living space of almost 2,500 which is well laid out over 3 floors, the property has excellent presentation with beautiful styling and décor throughout. With gated private parking, a good size garden and brand new decking, the property is as appealing outside as it is inside too and viewing here is therefore definitely highly recommended.

Internally, this property briefly comprises:

GROUND FLOOR - Entrance Vestibule, Hall / Study Area, Lounge, Kitchen / Breakfast Room, Dining Room, Under Stairs Store Room, Downstairs WC.

FIRST FLOOR - Landing off to Bedroom 1 with En-Suite Shower Room, Bedrooms 2-4 and Family Bathroom.

SECOND FLOOR - Bedroom 5 / Attic Studio Room / Cinema Room, 2x Eaves Stores.

BASEMENT - Good Size Basement Storage Area.

Situated off Royds Road from Rakehead Lane, Kimberley Street offers a tucked-away setting while being ideally positioned less than 0.4 miles off the main Valley through road and less than 10 minutes or 3 miles from Rawtenstall town centre with its excellent amenities. For public transport options, there is a direct train connection from Todmorden station which takes just 20 minutes to Manchester with the station being only 20 minutes from the property, while an express bus service from Rawtenstall centre gets you to Manchester in 45 minutes too. Popular local schools are nearby, including Bacup & Rawtenstall Grammar School, while sports & leisure facilities, healthcare, entertainment and dining out, along with supermarket shopping etc, are all easily reached.

Vestibule 6'5" x 5'7"

Hall / Study Area 11'2" x 6'6"

WC 5'9" x 2'6"

Lounge 17'2" x 14'8"

Kitchen/Breakfast Room 17'2" x 9'2"

Dining Room 17'2" x 15'6"

Rear Hall 5'2" x 3'3"

Basement

Landing

Bedroom 1 13'10" x 9'1"

En-suite Shower Room 5'0" x 4'10"

Bedroom 2 14'4" x 9'6"

Bedroom 3 11'11" x 12'8"

Bedroom 4 11'11" x 9'1"

Bathroom 9'1" x 8'5"

Bed 5 / Attic Studio Room / Cinema Room 25'6" x 25'7"

Side Gated Driveway

Rear Decking

Rear Garden

Agents Notes

Disclaimer

