



Farrow & Farrow

ESTATE & LETTING AGENTS



- Weir Meadow, Weir, Bacup, Rossendale
- BRAND NEW DETACHED HOME
- 4 Bedroom, Family Property
- Generous, Open Plan Living Accommodation
- Countryside Views to Rear
- Neff Appliances in Kitchen
- "HELP TO BUY" AVAILABLE
- Contact Us To View!!!

1, Weir Meadows, Bacup, OL13 8RW

£325,000

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*** NEW *** SUPERB SEMI RURAL LOCATION, BRAND NEW 4 BED DETACHED FAMILY HOME - HELP TO BUY AVAILABLE! Set on a Small Development of 3 Properties, last one remaining, Generous Spacious Accommodation, Off Road Driveway Parking, Village Surroundings, Verge of Open Countryside, Commuter Routes Easily Reached - HELP TO BUY AVAILABLE - CONTACT US TO VIEW !!!



Set in a semi rural position this fantastic 4 Bed Detached Family home, now near completion, also has the added benefit of Help To Buy available if required. Occupying the final plot in this small development of 3 similar homes, this property offers 4 bedroom detached family accommodation with open plan living / dining / kitchen space. The second lounge is perfect for modern family living, adding flexibility and options for separate space when required, while the lovely modern kitchen and bathrooms are a great finishing touch. Outside, there are garden and off road parking spaces, plus an exterior store too.

- Interior Finishes:
- Natural Oak veneer panelled doors finished with polished Chrome Ironmongery
 - Neutral tone porcelain tiles to WC, bathroom and en-suite walls & floors (small & large format)
 - Deep section skirting boards & architraves finished in satin white eggshell
 - Walls & ceilings finished in white matt emulsion
 - Chrome light switches and sockets to kitchen
 - American white oak cut string staircase
 - LED spotlights to kitchen, bathroom and ensuite
 - High level TV points to lounge
 - Gas combi central heating

Kitchen:

- Contemporary high spec kitchen. Integrated under counter fridge & freezer. Integrated dishwasher. Brushed chrome tap & sink. Electric ‘Neff’ double oven and induction hob with designer hood over. Complemented by a white ‘Quartz’ worktop and natural Oak effect splash back, with neutral tone kitchen doors. Under counter wine cooler.
- Porcelain floor tiles

Bathroom:

- White modern sanitary ware, wall mounted white gloss storage sink unit with chrome waterfall mono mixer tap
- Chrome heated towel radiator
- Porcelain neutral tone wall and floor tiles
- Designer chrome mixer shower, over ‘p’ shaped bath with single panel glass bath screen. Tiled bath panel
- LED backlight wall mirror

Ensuite:

- White modern sanitary ware, wall mounted white gloss storage sink unit with chrome waterfall mono mixer tap
- White low profile shower tray, 8mm glass panel with pivoting deflector and designer chrome mixer shower
- Porcelain neutral tone wall and floor tiles
- Chrome heated towel radiator
- LED backlight wall mirror

Exterior Finishes:

- Natural Yorkstone walling, with stone coins and sills
- Textured woodgrain effect Agate Grey windows and Anthracite Electric roller shutter store garage door.
- Anthracite Grey composite entrance door with glass panels
- Anthracite Grey Bi-Folding doors off open plan dining room/lounge with external lighting
- Feature welcome lighting to front entrance door & garage
- External tap
- Natural stone paved path & patio area
- Tarmac drive & communal road



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.

Hallway 12'6" x 5'9"

Open Plan Kitchen / Dining / Lounge 24'4" x 27'6"

2nd Lounge 8'4" x 9'5"

Utility 4'0" x 6'1"

WC 5'5" x 2'11"

Landing 15'7" x 6'1"

Bedroom 1 11'2" x 12'9"

En-suite Shower Room 3'11" x 8'9"

Bedroom 2 7'11" x 14'4"

Bedroom 3 8'7" x 11'9"

Bedroom 4 8'0" x 9'1"

Bathroom 6'2" x 9'1"

Front / Side Driveway

External Store Room

Rear Garden

Agents Notes

Disclaimer