



Farrow & Farrow

ESTATE & LETTING AGENTS



- Hillside Crescent, Weir, Bacup, Rossendale
- 3 Bedroom, Detached Family Home
- Well Presented Throughout, Good Family Living Space
- Lovely Garden, Great Views Front & Rear
- Excellent Décor Throughout
- Ample Driveway Parking, Potential Extension Scope
- **VIEWING HIGHLY RECOMMENDED - By Appointment Only**
- **NO CHAIN DELAY - Contact Us NOW To View**

16, Hillside Crescent, Bacup, OL13 8QL

£425,000

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***** NEW *** - 3 BEDROOM, DETACHED FAMILY HOME WITH EXCELLENT SETTING & GREAT OUTLOOKS - Lovely Presentation Throughout, Good Family Living Accommodation, Great Rear Garden, Bordering Neighbouring Country, Potential Extension Scope, Ample Driveway Parking - NO CHAIN DELAY - Contact Us NOW To View!!!**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.

Hillside Crescent, Weir, Rossendale is a 3 bedroom, detached family home in a great setting with fantastic outlook especially to the rear. Bordering open country, the property has excellent living space inside, plus good driveway parking and a great garden to the rear too. With lovely neutral décor throughout, this property has a great feel and also has good potential scope for extension too if so required. This property is AVAILABLE NOW WITH NO CHAIN DELAY - Contact Us Now To View.

Internally, this property briefly comprises: Entrance Hallway, Lounge, open plan Kitchen / Dining Room, Downstairs WC, Side Hall off to Utility Room and Integral Garage. Off the first floor Landing / Study, an Inner Landing leads to Bedroom 1 with Dressing Room and En-Suite Shower Room, Bedrooms 2 & 3 and the Family Bathroom. Externally, in addition to the Integral Garage there is ample Driveway Parking too, while to the rear, there is a balcony from the Master Suite with lovely views over adjacent country, there is a Rear Deck and stone flagged Rear Patio, with a good size and lawned Rear Garden beyond.

Located close to fantastic open countryside and with excellent outlooks both front & rear, the property offers an ideal base for those enjoying walking, cycling, bridleways and beautiful local outdoor spaces. Local amenities include a bus route with connections to BRGS and Burnley, while further facilities are within minutes in either Bacup or Burnley town centres and Rossendale as a whole.

Hallway

WC 8'3" x 4'0"

Lounge 11'11" x 20'3"

Open Plan Kitchen / Dining 13'11" x 20'4"

Side Hall

Utility Room 8'2" x 8'8"

Integral Garage 16'11" x 8'8"

Landing / Study 10'10" x 12'11"

Inner Landing

Bedroom 1 13'0" x 13'1"

Dressing Room 7'8" x 9'11"

Balcony

En-suite Shower Room 8'6" x 3'10"

Bedroom 2 12'0" x 11'4"

Bedroom 3 12'0" x 8'8"

Family Bathroom 10'9" x 6'11"

Front Driveway

Rear Decking Patio

Rear Garden

Agents Notes

Disclaimer

