



Farrow & Farrow

ESTATE & LETTING AGENTS



- Oakencloough Road, Bacup, Rossendale
- 2 Bedroom, Semi-Detached Home
- Unusual Split Layout
- Great Reception Space
- Gardens Front & Rear
- Lovely Modern Kitchen & Shower Room
- Separate Utility Room
- VIEWING RECOMMENDED - Contact Us Now To View

32, Oakencloough Road, Bacup, OL13 9ET

£235,000

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*** NEW *** - 2 BEDROOM & 2 BATHROOM SEMI-DETACHED HOME WITH LOVELY GARDENS FRONT & REAR - Unusual and Well Laid Out Living Spaces, Good Size Decking & Rear Garden, Well Presented Throughout, open plan Lounge / Dining, Well Located For Nearby Countryside & Town Centre Amenities Too - VIEWING RECOMMENDED - Contact Us 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	

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Oakencloough Road, Bacup, Lancashire is an usual and good size 2 bedroom semi-detached home with lovely gardens both front and rear. Making the most of its position and setting, the property is a great example of upside-down living and is well presented throughout. With the benefit of 2 bathrooms along with the 2 bedrooms, plus a generous open plan Lounge / Dining space, viewing here is certainly highly recommended to fully appreciate the living accommodation on offer both inside and out.

Internally, this property briefly comprises: GROUND FLOOR - Entrance Hallway, spacious open plan Lounge / Dining Room, Breakfast Kitchen, ground floor Bathroom. LOWER GROUND FLOOR - Off the Lower Landing are Bedrooms 1 & 2, Shower Room, Dressing Room with Store and Utility Room, (slightly reduced head heights). Externally, the property has a lovely lawned Front Garden approach while to the rear, the Decking Area and Rear Garden are each a good size and very nicely presented.

This property sits in a pleasant position, on a popular residential road, close to open countryside nearby. Surrounding countryside amenities within easy reach, include walks, cycle routes and horse trails which add to the location's appeal, which is also within convenient reach of local facilities in Bacup centre too.

- Hall 9'3" x 0'0"/288'8"
- Open Plan Living / Dining 10'11" x 31'8"
- Kitchen/Breakfast Room 8'8" x 18'3"
- Bathroom 9'1" x 8'2"
- Store
- Lower Landing
- Bedroom 1 9'9" x 13'3"
- Bedroom 2 9'8" x 9'11"
- Shower Room 5'7" x 6'5"
- Dressing Room 6'5" x 13'7"
- Utility Room 8'7" x 13'9"
- Front Garden
- Rear Decking
- Rear Garden
- Agents Notes
- Disclaimer

