



Lodge Lane, Bacup, OL13 0BJ

Offers Over £550,000

AN EXCEPTIONAL SEMI DETACHED PROPERTY WITH EQUESTRIAN FACILITIES

Offering an abundance of indoor and outdoor space and having been presented and maintained to the highest standard throughout, this exceptional five double bedroom semi detached property is being proudly welcomed to the market in the desirable location of Bacup. Situated on an impressive plot with arena, four stables, fantastic grazing land and not being overlooked, this property is the perfect home for any equestrian involved family! With stunning original features, added cellar and two bathrooms, this property is bursting with character and is truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rossendale, Burnley, Rochdale, Todmorden and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, fantastic dining room, staircase to the first floor and staircase down to the cellar. The dining room leads on to a contemporary fitted kitchen which leads on to a utility room and store room. The utility room provides access on to a shower room. The first floor comprises of doors on to four double bedrooms, family bathroom, WC and staircase to the second floor. The second floor guides you through to a fifth double bedroom. Externally there is an enviable wraparound garden with arena, stables, stone built outbuilding, ample off road parking and courtyard.

For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		64	89
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Impressive Semi Detached Property
- Two Bathrooms

- Ample Off Road Parking
- EPC Rating D

- Equestrian Facilities
- Abundance of Living Space

- Tenure Freehold

- Five Double Bedrooms
- Impressive Plot with Arena, Four Stables and Grazing Land
- Council Tax Band E

Ground Floor

Entrance Vestibule

6'4 x 5'5 (1.93m x 1.65m)
Hardwood single glazed front door, coving, dado rail, original tiled flooring and hardwood single glazed frosted door to hall.

Hall

25'7 x 6'4 (7.80m x 1.93m)
Two central heating radiators, coving, corbel, wood effect laminate flooring, hardwood doors to two reception rooms, dining room, stairs to first floor and stairs to lower ground floor.

Reception Room One

18'2 x 14'10 (5.54m x 4.52m)
UPVC double glazed bay window, central heating radiator, coving, picture rail, ceiling rose, cast iron multifuel burner with tiled hearth, exposed brick surround and oak mantel, television point, integrated bay storage and wood effect laminate flooring.

Reception Room Two

14'11 x 14'10 (4.55m x 4.52m)
Two hardwood double glazed windows, central heating radiator, coving, picture rail, ceiling rose, open coal fire with granite effect hearth and marble effect surround, television point, wood effect laminate flooring and hardwood door to dining room.

Dining Room

19'8 x 12'5 (5.99m x 3.78m)
Two hardwood double glazed windows, central heating radiator, cast iron multifuel burner with marble hearth and surround, wood effect laminate flooring and open to kitchen.

Kitchen

13'0 x 11'9 (3.96m x 3.58m)
Four Velux windows, central heating radiator, range of panelled wall and base units with granite effect work surfaces, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, integrated electric double oven with four ring induction hob and extractor hood, integrated fridge freezer, wood effect laminate flooring, doors to utility and store room.

Store Room

11'9 x 4'3 (3.58m x 1.30m)
Velux window, wood effect base units with granite effect work surfaces and tiled flooring.

Utility

10'10 x 3'9 (3.30m x 1.14m)
Central heating radiator, store hatch, tiled elevations, plumbing for washing machine, space for dryer, granite effect work surfaces, tiled flooring, door to shower room and hardwood single glazed door to front.

Shower Room

10'10 x 5'11 (3.30m x 1.80m)
Hardwood single glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, walk-in double direct feed shower, tiled elevations, extractor fan and tiled flooring.

Lower Ground Floor

Entrance

5'10 x 5'7 (1.78m x 1.70m)
Open to cellar and store room.

Store Room

8'7 x 5'10 (2.62m x 1.78m)
Hardwood single glazed window and integrated shelving.

Cellar

16'11 x 13'7 (5.16m x 4.14m)
Power, lighting and Vaillant boiler.

First Floor

Landing

23'5 x 13'11 (7.14m x 4.24m)
Skylight, two central heating radiators, two storage cupboards, hardwood doors to four bedrooms, family bathroom, WC and door to stairs to second floor.

Bedroom One

14'11 x 14'10 (4.55m x 4.52m)
Two hardwood double glazed windows, central heating radiator and coving.

Bedroom Two

14'7 x 11'5 (4.45m x 3.48m)
Two hardwood double glazed windows, central heating radiator, coving and wood effect laminate flooring.

Bedroom Three

12'2 x 9'4 (3.71m x 2.84m)
Hardwood double glazed window, central heating radiator and coving.

Bedroom Four

10'7 x 9'11 (3.23m x 3.02m)
Hardwood double glazed window, central heating radiator and coving.

Bathroom

8'6 x 6'8 (2.59m x 2.03m)
Hardwood double glazed frosted window, central heating radiator, P-shaped panel bath with mixer tap and overhead direct feed shower, pedestal wash basin with mixer tap, tiled elevations, spotlights, extractor fan and tiled elevations.

WC

3'9 x 3'0 (1.14m x 0.91m)
Hardwood double glazed frosted window, low basin WC, tiled elevations and tiled flooring.

Second Floor

Landing

17'5 x 6'4 (5.31m x 1.93m)
Central heating radiator, eave storage and hardwood single glazed door to bedroom five.



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