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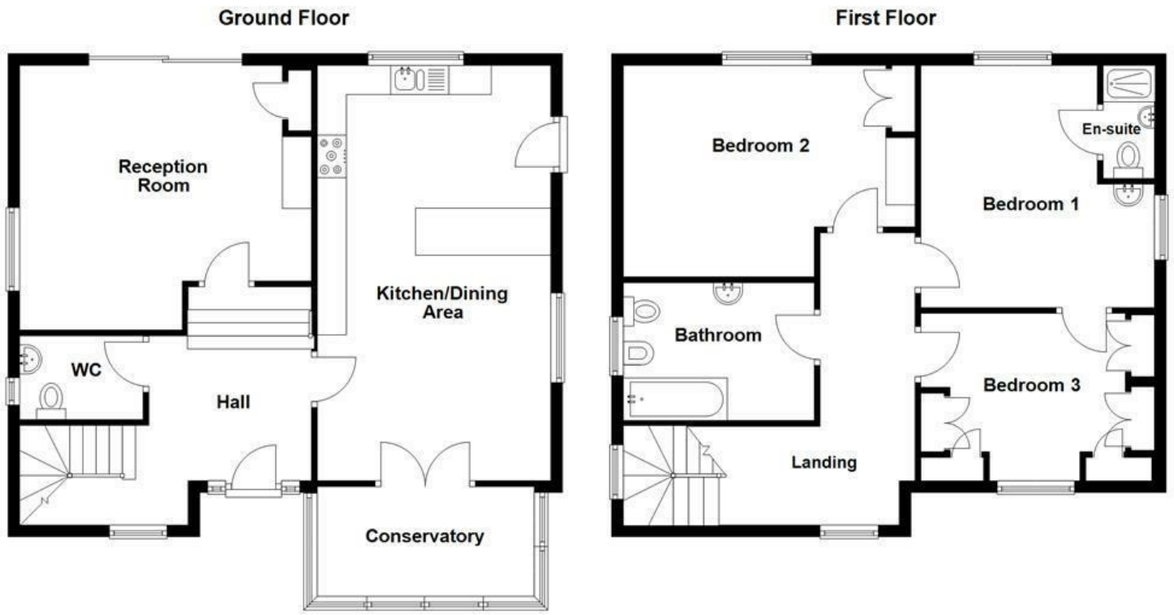

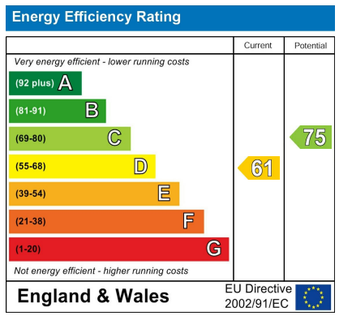

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Todmorden Road, Bacup, OL13 9HJ

Offers Over £374,950

AN OUTSTANDING DETACHED FAMILY HOME

Nestled on Todmorden Road in Bacup, this exquisite detached house offers a perfect blend of modern living and natural beauty. Built and designed to the highest standard, the property boasts immaculate presentation throughout, making it an ideal home for families seeking both comfort and style.

Set within approximately an acre of land, the property features enchanting private woodland areas and stunning gardens that provide a serene escape from the hustle and bustle of everyday life. The beautiful views surrounding the home enhance its appeal, creating a tranquil atmosphere that is hard to resist. Additionally, the property includes a garage and two separate driveways, ensuring ample parking and convenience for residents and guests alike.

Inside, the house comprises three generously sized double bedrooms and two well-appointed bathrooms, offering plenty of space for family living. The impressive open plan kitchen diner serves as the heart of the home, perfect for entertaining or enjoying family meals together. The property also benefits from a crawl space which covers underneath half of the property, providing additional storage space. With no chain delay, this property is ready for you to move straight in and start making memories.

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3 2 1 D

- Outstanding Detached Property
- Two Bathrooms
- Ample Off Road Parking and Garage
- EPC Rating D
- Approx. One Acre of Land
- Bursting with Character
- Tenure Freehold
- Three Bedrooms
- Stunning Surroundings
- Council Tax Band E

Ground Floor

Entrance Hall

16'4 x 14'2 (4.98m x 4.32m)

Composite double glazed frosted leaded front door, UPVC double glazed leaded circular window, two cast iron central heating radiators, coving, exposed beams, ceiling rose, feature wall light, dado rail, solid oak flooring, oak doors leading to WC, reception room, kitchen/dining area and stairs to first floor.

WC

6'11 x 4'9 (2.11m x 1.45m)

UPVC double glazed window, dual flush WC, wall mounted wash basin with mixer tap, storage hatch, coving and solid oak flooring.

Reception Room

16'5 x 14'11 (5.00m x 4.55m)

UPVC double glazed window, cast iron central heating radiator, exposed beams, smoke detector, five feature wall lights, cast iron multifuel burner with tiled hearth, surround and exposed brick mantel, television point, integrated alcove storage, solid oak flooring and UPVC double glazed sliding door to rear.

Kitchen/Dining Area

23'5 x 13'2 (7.14m x 4.01m)

Two UPVC double glazed windows, central heating radiator, range of wood panelled wall and base units with granite effect work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, four door Rangemaster cooker with six ring gas hob and integrated extractor hood, space for American-style fridge freezer, integrated dishwasher, integrated microwave, exposed beams, two feature wall lights, solid oak flooring, hardwood single glazed frosted double doors to conservatory and composite double glazed stable door to side elevation.

Conservatory

12'3 x 6'2 (3.73m x 1.88m)

UPVC double glazed windows, cast iron central heating radiator, polycarbonate roof, two feature wall lights and tiled effect lino flooring.

First Floor

Landing

16'5 x 16'4 (5.00m x 4.98m)

UPVC double glazed window, UPVC double glazed leaded circular window, coving, loft access, smoke detector, solid wood doors leading to three bedrooms and bathroom.

Bedroom One

13'8 x 13'2 (4.17m x 4.01m)

Two UPVC double glazed windows, central heating radiator, cornice coving, pedestal wash basin with traditional taps, smoke detector, doors to en suite and bedroom three.

En Suite

6'4 x 2'10 (1.93m x 0.86m)

Low basin WC, pedestal wash basin with traditional taps, direct feed shower enclosed and tiled elevations.

Bedroom Two

16'5 x 11'11 (5.00m x 3.63m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

Bedroom Three

13'2 x 9'5 (4.01m x 2.87m)

UPVC double glazed window, central heating radiator, cornice coving, feature wall light and fitted wardrobes.

Bathroom

10'9 x 7'9 (3.28m x 2.36m)

UPVC double glazed window, cast iron central heating radiator, low basin WC, pedestal wash basin with traditional taps, bidet, panel bath with mixer tap and rinse head, tiled elevations and cornice coving.

External

Positioned on approximately one acre of land with laid to lawn, paving, bedding areas, woodland, mature shrubbery, two timber storage sheds, greenhouse, rockery, fish pond and access to garage.

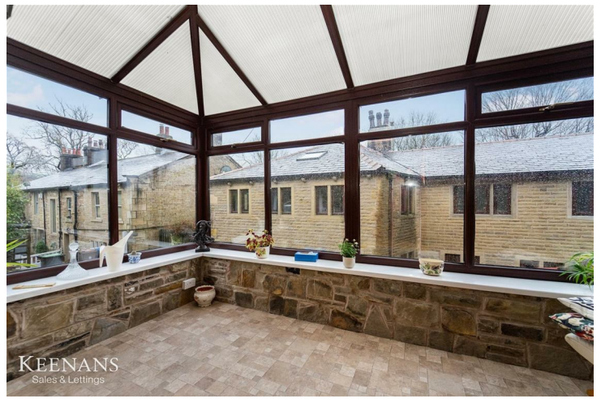
Garage

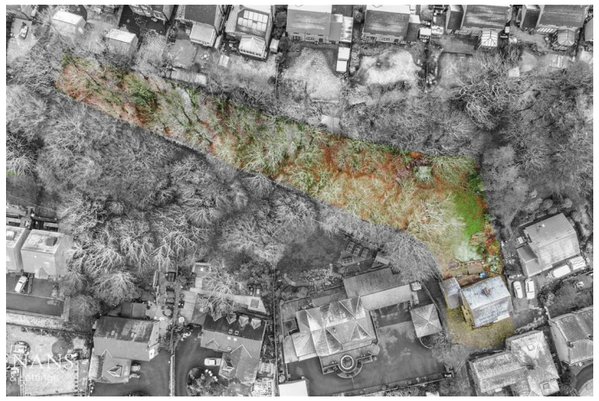
19'11 x 9'11 (6.07m x 3.02m)

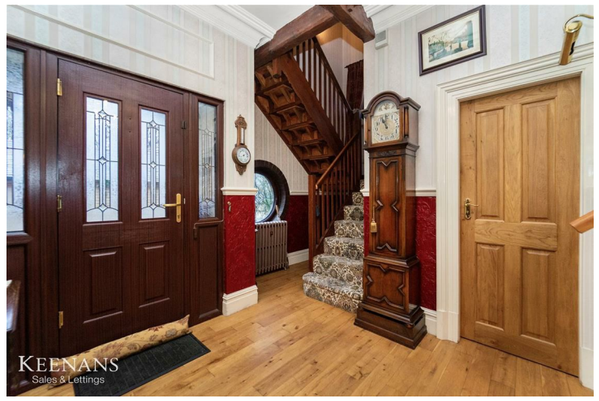
Power, lighting, boiler, composite double glazed door to rear and electric up and over garage door.

Front

Driveways to both sides and paved steps.







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