



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	78
(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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## Bankside Lane, Bacup, OL13 8HP

£385,000

IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME

Situated on the charming Bankside Lane in Bacup, this impressive detached house offers a perfect blend of comfort and versatility. With four spacious bedrooms, including a versatile dressing room that can easily serve as a study, this property is designed to accommodate a variety of living arrangements to suit your needs.

The home boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The three well-appointed bathrooms ensure convenience for family and guests alike. The lower ground floor presents additional living space, ideal for a games room, home gym, or even a private cinema, allowing you to tailor the home to your lifestyle.

One of the standout features of this property is the stunning open aspect views, which can be enjoyed from the balcony that wraps around the back of the house. This outdoor space is perfect for soaking up the sun or enjoying a morning coffee while taking in the picturesque surroundings.

For those with vehicles, the property offers ample off-road parking along with a double garage, ensuring that you will never be short of space for your cars or additional storage.

In summary, this detached house on Bankside Lane is a remarkable opportunity for anyone seeking a spacious and adaptable family home in a tranquil setting. With its generous living areas, beautiful views, and convenient amenities, it is sure to impress.

# Bankside Lane, Bacup, OL13 8HP

£385,000

 4  3  2  D

- Impressive Detached Property
- Abundance of Living Space
- Ample Off Road Parking and Double Garage
- EPC Rating D

- Four Bedrooms
- Perfect Family Home
- Tenure Freehold

- Three Bathrooms
- Spacious Rear Garden with Open Aspect Views
- Council Tax Band D

## Ground Floor

### Entrance Porch

7'10 x 4'11 (2.39m x 1.50m)

UPVC double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, feature wall lights and open to kitchen.

### Kitchen

11'1 x 10'3 (3.38m x 3.12m)

UPVC double glazed window, range of wood panelled wall and base units with laminate work surfaces, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, integrated high rise double oven, four ring electric hob and extractor hood, space for fridge freezer, plumbing for washing machine, integrated storage, tiled effect lino flooring and door to reception room one.

### Reception Room One

26'0 x 11'6 (7.92m x 3.51m)

UPVC double glazed bay window, UPVC double glazed window, two central heating radiators, television point, door to inner hall, UPVC double glazed sliding door to balcony and stairs to lower ground floor.

### Inner Hall

18'8 x 5'6 (5.69m x 1.68m)

Loft access, smoke detector, doors leading to three bedrooms, dressing room/study and bathroom.

### Bedroom Two

12'3 x 12'1 (3.73m x 3.68m)

UPVC double glazed window, central heating radiator, fitted wardrobes, fitted desk and door to en suite.

### En Suite

11'9 x 4'2 (3.58m x 1.27m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with traditional taps, low basin WC, bidet, direct feed rainfall shower enclosed, loft access, extractor fan, partially tiled elevations and tiled flooring.

### Bedroom Three

10'11 x 9'5 (3.33m x 2.87m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

### Bedroom Four

10'10 x 8'11 (3.30m x 2.72m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

### Dressing Room/Study

7'4 x 7'0 (2.24m x 2.13m)

UPVC double glazed window, central heating radiator, fitted wardrobes, shelving and wood effect laminate flooring.

### Bathroom

10'5 x 8'0 (3.18m x 2.44m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, bidet, panel bath with mixer tap, direct feed rainfall shower enclosed with rinse head, PVC panelling to ceiling, spotlights, part PVC panelled elevations and tiled effect lino flooring.

### Lower Ground Floor

### Reception Room Two

20'3 x 10'4 (6.17m x 3.15m)

Two central heating radiators, doors leading to inner hall, store, double garage and UPVC double glazed sliding door to conservatory.

### Conservatory

14'3 x 6'10 (4.34m x 2.08m)

UPVC double glazed windows, UPVC double glazed frosted window, central heating radiator, feature wall light, tiled effect lino flooring and UPVC double glazed door to balcony.

### Store

5'11 x 4'2 (1.80m x 1.27m)

Fitted storage, spotlights and tiled flooring.

### Double Garage

24'9 x 9'4 (7.54m x 2.84m)

Two UPVC double glazed frosted windows, power, lighting, Vaillant boiler and two up and over garage doors.

### Inner Hall

6'3 x 5'5 (1.91m x 1.65m)

Double doors to bedroom one.

### Bedroom One

22'10 x 11'2 (6.96m x 3.40m)

UPVC double glazed window, central heating radiator, coving, wood effect laminate flooring and door to en suite.

### En Suite

9'8 x 6'3 (2.95m x 1.91m)

UPVC double glazed frosted window, central heating

radiator, low basin WC, pedestal wash basin with traditional taps, direct feed rainfall shower enclosed with rinse head, extractor fan, partially tiled elevations and lino flooring.

### External

#### Rear

Enclosed tiered garden with laid to lawn, paved steps, stone chippings, patio area, mature trees and access to balcony.

#### Front

Paving, stone chippings, mature shrubbery, bedding areas, driveway and access to double garage.



Tel: 01706215618

www.keenans-estateagents.co.uk