


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D	63		
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Bankside Lane, Bacup, OL13 8HJ

£225,000

MODERN TWO BEDROOM HOME.

Situated on the charming Bankside Lane in Bacup, this stunning, modern two-bedroom house presents an exceptional opportunity for those seeking a contemporary living space. This single-storey property has been newly refurbished to the highest standards, showcasing modern fixtures and fittings that blend style with functionality.

As you step inside, you will be greeted by an inviting open-plan kitchen and reception room, perfect for both entertaining guests and enjoying quiet evenings at home. The design maximises space and light, creating a warm and welcoming atmosphere throughout.

One of the standout features of this property is the large garden, offering a delightful outdoor space for relaxation, gardening, or family activities. Additionally, the property boasts a driveway and a garage, providing ample parking and storage options.

This home is ideal for those looking for a blend of modern living and outdoor space in a tranquil setting. With its thoughtful design and prime location, this property is sure to attract interest from a variety of buyers. Do not miss the chance to make this beautiful house your new home.

# Bankside Lane, Bacup, OL13 8HJ

£225,000

 2  1  null  D

- Tenure Leasehold
- Off Road Parking
- Contemporary Kitchen And shower Room
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Two Well Proportioned Bedrooms
- Recently Renovated
- EPC Rating D
- Ideal Home For A Small Family Or Couple Wishing To Downsize
- Ample Sized Garden Space

## Ground Floor

### Entrance Door

Composite, double glazed door to porch.

### Porch

7' x 5' (2.13m x 1.52m)

UPVC double glazed window, hardwood single glazed window, hardwood single glazed door to kitchen/reception room, wood effect laminate flooring.

### Reception Room

12'1 x 11'4 (3.68m x 3.45m)

UPVC double glazed bay window, UPVC double glazed window, central heating radiator, electric fireplace with granite hearth, mantle and surround, wood effect laminate flooring.

### Kitchen

17'9 x 6'7 (5.41m x 2.01m)

Hardwood single glazed window, central heating radiator, range of wall and base units with wood effect paneling and marble effect surface, four ring electric hob with marble effect splash back and extractor hood, high rise electric oven, one and a half composite sink, integrated fridge/freezer and dishwasher, smoke alarm, hardwood single glazed door to porch, openings to inner hall and reception room, wood effect laminate flooring.

### Utility Room

7'7 x 5'7 (2.31m x 1.70m)

UPVC double glazed window, central heating radiator, paneled wood effect base units with marble effect surface, single composite sink, plumbing for washing machine, hardwood double glazed door to rear, hardwood door to inner hall, wood effect laminate flooring.

### Inner Hall

10'9 x 3'7 (3.28m x 1.09m)

Smoke alarm, four hardwood doors leading to utility room, bathroom, bedroom one and bedroom two, opening to kitchen, wood effect laminate flooring.

### Bedroom One

12'3 x 9'5 (3.73m x 2.87m)

UPVC double glazed window, central heating radiator, hardwood door to inner hall.

### Bedroom Two

11 x 7'9 (3.35m x 2.36m)

UPVC double glazed window, central heating radiator, hardwood door to inner hall.

### Bathroom

7'5 x 6'5 (2.26m x 1.96m)

UPVC double glazed frosted window, heated towel rail, three piece suite: dual flush WC, pedestal wash basin with mixer tap, shower enclosure with direct feed shower, extractor fan, loft access, tiled elevations, hardwood door to inner hall, wood effect laminate flooring.

### External

### Rear

Garden, paving, laid to lawn and garage.

### Front

Tarmac driveway, gravel rockery with mature shrubs.



Tel: 01706215618

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)