



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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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Meadows Court, Bacup, OL13 8ER

£235,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and updated to the highest standard throughout with immaculate presentation, modern fixtures and fittings and stylish interiors, this exceptional four bedroom semi detached property is being proudly welcomed to the market in the desirable location of Bacup on a quiet cul de sac. With spacious rooms, open plan kitchen diner, two bathrooms and four generously sized bedrooms, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rossendale, Rochdale, Burnley and major motorway links. With off road parking, not being overlooked from the rear and being a credit to the current owners, this property is the perfect family home truly not to be missed.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, WC and houses a staircase to the first floor. The reception room lads openly on to a contemporary fitted kitchen diner. The first floor comprises of doors on to three generously sized bedrooms, modern family bathroom and staircase to the second floor. The second floor leads on to a main bedroom with added en suite. Externally there is an enclosed garden to the rear with laid to lawn, paving and bedding areas. To the front there is a driveway.

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

Meadows Court, Bacup, OL13 8ER

£235,000

 4  2  1  B

- Beautifully Presented Semi Detached Property
 - Contemporary Fitted Dining Kitchen
 - Off Road Parking
 - EPC Rating B
- Four Bedrooms
 - Perfect Family Home
 - Tenure Freehold
- Two Bathrooms
 - Immaculate Rear Garden
 - Council Tax Band B

Ground Floor

Entrance Hall

16'1 x 3'2 (4.90m x 0.97m)
Composite double glazed frosted front door, UPVC double glazed window, central heating radiator, smoke detector, tiled flooring, doors leading to reception room, WC and stairs to first floor.

WC

6'4 x 2'10 (1.93m x 0.86m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, tiled elevations and tiled flooring.

Reception Room

15'6 x 11'10 (4.72m x 3.61m)
UPVC double glazed inset box window, central heating radiator, television point, under stairs storage, tiled flooring and open to kitchen/dining area.

Kitchen/Dining Area

15'1 x 8'4 (4.60m x 2.54m)
UPVC double glazed window, central heating radiator, range of 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, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for dishwasher, spotlights, tiled flooring and UPVC double glazed French doors to rear.

First Floor

Landing

9'9 x 7'1 (2.97m x 2.16m)
Smoke detector, doors leading to three bedrooms, bathroom and stairs to second floor.

Bedroom Two

13'7 x 8'5 (4.14m x 2.57m)
UPVC double glazed window and central heating radiator.

Bedroom Three

12'2 x 7'5 (3.71m x 2.26m)
UPVC double glazed window and central heating radiator.

Bedroom Four

7'1 x 7'1 (2.16m x 2.16m)
UPVC double glazed window and central heating radiator.

Bathroom

6'7 x 6'0 (2.01m x 1.83m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with traditional taps and overhead direct feed shower, tiled elevations, extractor fan, spotlights and tiled flooring.

Second Floor

Landing

6'3 x 5'10 (1.91m x 1.78m)
UPVC double glazed window and door to bedroom one.

Bedroom One

14'5 x 11'10 (4.39m x 3.61m)
Velux window, central heating radiator, television point, spotlights, smoke detector, integrated shelving and door to en suite.

En Suite

10'0 x 6'9 (3.05m x 2.06m)
Velux window, dual flush WC, double direct feed shower enclosed, plumbing for washing machine, space for dryer, tiled elevations, spotlights, extractor fan and tiled flooring.

External

Rear

Laid to lawn garden with paving and bedding areas.

Front

Off road parking.



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