



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	73
(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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Nicola Close, Weir, OL13 8RR

Offers Over £290,000

A SPACIOUS DETACHED FAMILY HOME WITH A GENEROUS GARAGE

Welcome to this charming detached house located in the serene cul-de-sac of Nicola Close, Bacup, nestled within the picturesque surroundings of Weir. This delightful property boasts three generously sized bedrooms, making it an ideal choice for a growing family seeking their dream home.

Upon entering, you will find a spacious living room that provides a warm and inviting atmosphere, perfect for family gatherings or quiet evenings. The large conservatory extends the living space, allowing natural light to flood in and offering a lovely view of the sun-drenched rear garden, where you can enjoy outdoor relaxation and entertaining.

The property also features two well-appointed bathrooms, ensuring convenience for all family members. Additionally, the lower ground floor houses a substantial integral garage, providing ample storage or parking space, along with a large utility room that adds to the practicality of the home.

This residence presents an exciting opportunity for those looking to personalise their living space, with the potential to convert part or all of the lower ground floor into additional accommodation, subject to obtaining the necessary planning permissions.

Nicola Close, Weir, OL13 8RR

Offers Over £290,000

 3  2  1  D

- Exceptional Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating D
- Three Bedrooms
- Immaculate Presentation Throughout
- Tenure Freehold
- Two Bathrooms
- Extensive Rear Garden
- Council Tax Band C

Ground Floor

Kitchen

16'10 x 10'10 (5.13m x 3.30m)

UPVC double glazed frosted front door, UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate work surfaces, breakfast bar, Rangemaster cooker with six ring gas hob and integrated extractor hood, stainless steel splashback, one and a half stainless steel sink and drainer with mixer tap, integrated dishwasher, space for fridge freezer, spotlights, tiled effect flooring, doors leading to reception room and inner hall.

Reception Room

21'0 x 11'8 (6.40m x 3.56m)

Four skylight windows, UPVC double glazed window, central heating radiator, log burning stove, wood effect flooring, door to storage and double doors to conservatory.

Conservatory

19'1 x 9'5 (5.82m x 2.87m)

UPVC double glazed windows, pitched polycarbonate roof, two central heating radiators, wood effect flooring and UPVC double glazed French doors to rear.

Inner Hall

9'0 x 3'0 (2.74m x 0.91m)

Doors leading to three bedrooms and family bathroom.

Bedroom One

14'0 x 10'4 (4.27m x 3.15m)

UPVC double glazed window, central heating radiator, coving and door to en suite.

En Suite

7'11 x 4'6 (2.41m x 1.37m)

UPVC double glazed frosted window, central heated towel rail, low basin VVC pedestal wash basin with mixer tap, direct feed shower, spotlights, extractor fan and tiled flooring.

Bedroom Two

10'10 x 10'5 (3.30m x 3.18m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

9'5 x 7'1 (2.87m x 2.16m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

7'10 x 5'5 (2.39m x 1.65m)

Skylight window, central heating radiator, low basin WC, vanity top wash basin with mixer tap, panel bath with traditional taps, corner direct feed shower, tiled elevations and tiled flooring.

Lower Ground Floor

Landing

Open to utility.

Utility

15'9 x 10'9 (4.80m x 3.28m)

Three central heating radiators, plumbing for washing machine, space for dryer, stainless steel sink and drainer with traditional taps, fitted storage and door to garage.

Garage

32'3 x 19'1 (9.83m x 5.82m)

Wall mounted boiler and roller shutter garage door.

External

Rear

Laid to lawn garden with paving and decking.

Front

Block paved driveway leading to integral garage.



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