



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	74	
(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	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Goldcrest Avenue, Bacup, OL13 9PA

£300,000

A SUPERB FOUR BEDROOM FAMILY HOME WITH OFF ROAD PARKING AND A GOOD SIZED ENCLOSED REAR GARDEN.

Keenans are delighted to bring this four bedroom family home to the market! The property boasts a good sized living room, a spacious modern kitchen, a bright dining room, four good sized bedrooms, a three piece bathroom suite with two bedrooms housing an en-suite, and an enclosed rear garden with off road parking to the front of the property. Situated on a popular cul de sac in Bacup, just a short drive to the town centre, is close to countryside walks, is within close proximity of good schools, is close to local amenities and is within walking distance to bus routes and has major commuter links.

The property comprises briefly; a welcoming entrance to the hallway. The hallway has stairs leading to the first floor and has doors providing access to the wc, dining room, kitchen, living room and to the cloakroom. The living room has doors providing access to the rear garden. The spacious kitchen is fitted with contemporary wall and base units and has french doors providing access to the rear garden. To the first floor, there is a landing with doors providing access to four good sized bedrooms, a three piece bathroom suite and storage cupboard. The main and second bedroom have doors providing access to an en-suite. Externally, to the front of the property there is off road parking with a laid to lawn garden, garage and mature shrubs. To the rear of the property there is an enclosed laid to lawn garden with a paved patio and bedding areas and mature shrubs.

Viewings can be arranged by calling our Rawtenstall team, at your earliest convenience

Goldcrest Avenue, Bacup, OL13 9PA

£300,000

 4  3  2  C

- Attractive Family Home
 - Two Reception Rooms
 - Integral Garage
 - Viewing Enclouraged
- Four Decent Size Bedrooms
 - Two En-Suite Facilities
 - Off Road Parking
- Substantial Stylish Fitted Kitchen-Diner
 - Modern Family Bathroom
 - Elegantly Finished

Ground Floor

Entrance

Composite door to the hallyway.

Hallway

15'9 x 6'6 (4.80m x 1.98m)

Central heating radiator, smoke alarm, dado rail, stairs to the first floor, door to the WC, dining room, kitchen, storage cupboard, Amtico flooring and alarm system.

WC

5'4 x 2'6 (1.63m x 0.76m)

UPVC double glazed window, central heating radiator, dual flush WC, wall mounted wash basin with traditional taps and Amtico flooring.

Dining Room

11' x 9'8 (3.35m x 2.95m)

UPVC double glazed window, fitted blinds, central heating radiator, dado rail and Amtico flooring.

Kitchen

18'2 x 9'6 (5.54m x 2.90m)

UPVC double glazed window, central heating radiator, wood wall and base units, wood effect work surfaces, stainless steel one and a half bowl sink, drainer and mixer tap, Hotpoint double oven, four ring gas hob, extractor hood, plumbing for a washing machine, tumble drier, dishwasher, breakfast bar, Amtico flooring, stainless steel splashback, UPVC double glazed French doors to the rear garden.

Living Room

16'8 x 14'8 (5.08m x 4.47m)

Four UPVC double glazed windows, two central heating radiators, television point, wood effect flooring, UPVC double glazed French doors to the rear.

First Floor

Landing

15'4 x 6'11 (4.67m x 2.11m)

UPVC double glazed window, central heating radiator, loft access and doors to four bedrooms and the bathroom and storage cupboard.

Bedroom One

13'4 x 11'11 (4.06m x 3.63m)

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

En-Suite

9'9 x 3'10 (2.97m x 1.17m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of dual flush WC, pedestal wash basin with mixer tap, double mains feed shower enclosure, extractor fanpart tiled elevations, laminate flooring and shaver point.

Bedroom Two

12'1 x 9'7 (3.68m x 2.92m)

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

En-Suite

8'7 x 3'5 (2.62m x 1.04m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of dual flush WC, pedestal wash basin with mixer tap, mains feed shower, part tiled elevations, laminate flooring, shaver point and extractor fan.

Bedroom Three

13' x 9'8 (3.96m x 2.95m)

UPVC double glazed window and central heating radiator.

Bedroom Four

Bedroom Four

10'3 x 9'7 (3.12m x 2.92m)

UPVC double glazed window and central heating radiator.

Bathroom

9'5 x 6'6 (2.87m x 1.98m)

UPVC double glazed window, central heating radiator, three piece suite comprising of pedestal wash basin with mixer tap, panel bath with mixer tap, part tiled elevations, laminate flooring, extractor fan and shaver point.

External

Front

Tarmac driveway, laid to lawn garden, mature planted borders and hedge border and access to the garage.

Garage

16' x 9'6 (4.88m x 2.90m)

Lights, power and up and over door.

Rear

Enclosed stone paved patio, laid to lawn garden, planted borders and mature trees.

