



| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          | <b>72</b> | <b>84</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| 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.

## Brambling Drive, Bacup, OL13 9QJ

### £240,000

THREE BEDROOM DETACHED FAMILY HOME IN THE HEART OF BACUP

Welcome to this fantastic three-bedroom detached house located on Brambling Drive in the picturesque town of Bacup. This delightful property is perfect for families seeking a modern and spacious home.

As you enter, you are greeted by a generous lounge that flows seamlessly into an open-plan dining area, creating an inviting space for family gatherings and entertaining guests. The separate kitchen is well-equipped and leads to a practical utility room, ensuring that daily chores are a breeze. Additionally, the downstairs WC adds convenience for both residents and visitors.

One of the standout features of this home is the versatile second reception room, which can easily serve as an office or playroom, catering to your family's needs. Upstairs, you will find three well-proportioned bedrooms, each with fitted wardrobes, providing ample storage space. The main bedroom boasts an en-suite shower room, offering a private retreat, while the family bathroom is modern and stylish, perfect for unwinding after a long day.

The exterior of the property is equally impressive, featuring a large garden that is laid to lawn, ideal for children to play or for hosting summer barbecues. The drive leads to a garage, providing additional storage.

This home has been thoughtfully renovated with a modern and neutral decor, making it ready for you to move in without any hassle. With its spacious layout and family-friendly features, this property is a fantastic opportunity for those looking to settle in a welcoming community. Don't miss your chance to make this lovely house your new home.

Brambling Drive, Bacup, OL13 9QJ  
£240,000

3 2 2 C

- Three Generously Sized Bedrooms
  - Large Laid To Lawn Garden
  - Spacious Open Plan Living/Dining Area
  - Easy Access To Major Network Links
- Tenure Leasehold
  - Off Road Parking With Driveway And Garage For Storage Purposes
  - Separate Kitchen And Utility
- Council Tax Band TBC
  - EPC Rating C
  - Ideal Family Home With Viewing Essential

Ground Floor

Entrance

Composite frosted door to porch.

Porch

3'7 x 3'1 (1.09m x 0.94m)  
Central heating radiator, door to reception room and tiled floor.

Reception Room

13'4 x 12'10 (4.06m x 3.91m)  
UPVC double glazed window, smoke alarm, three central heating radiators, open to dining room, doors to playroom and kitchen, stairs to first floor and wood effect laminate flooring.

Dining Room

10'7 x 7'9 (3.23m x 2.36m)  
Central heating radiator, UPVC double glazed door to rear and wood effect laminate flooring.

Playroom

9'11 x 7'10 (3.02m x 2.39m)  
Central heating radiator, fitted cupboard and television point.

Kitchen

10'9 x 7'3 (3.28m x 2.21m)  
UPVC double glazed window, central heating radiator, wood panel wall and base units, granite effect surface, stainless steel sink and drainer with mixer tap, space for fridge freezer, oven, four ring gas hob, tiled splash back, extractor hood, door to utility and tiled floor.

Utility

5' x 4' (1.52m x 1.22m)  
Extractor fan, wood panel units, granite effect surface, plumbed for washing machine, door to WC and tiled floor.

WC

4'10 x 3'9 (1.47m x 1.14m)  
UPVC frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap and tiled floor.

First Floor

Landing

13'11 x 5'8 (4.24m x 1.73m)  
UPVC double glazed window, central heating radiator, doors to three bedrooms, bathroom and storage.

Bedroom One

14'3 x 10'1 (4.34m x 3.07m)  
UPVC double glazed window, central heating radiator, fitted wardrobe, door to en suite and wood effect laminate flooring.

En Suite

6'7 x 5'1 (2.01m x 1.55m)  
UPVC frosted window, central heating radiator, enclosed direct feed shower, dual flush WC, pedestal wash basin with mixer tap, part tiled elevation, extractor fan and tiled effect lino flooring.

Bedroom Two

10'4 x 8'2 (3.15m x 2.49m)  
UPVC double glazed window, central heating radiator, dado rail and storage.

Bedroom Three

10'3 x 9'2 (3.12m x 2.79m)  
UPVC double glazed window, central heating radiator, storage and wood effect laminate flooring.

Bathroom

6'2 x 5'6 (1.88m x 1.68m)  
UPVC frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, direct feed overhead shower, part tiled elevation and tiled effect lino flooring.

External

Rear

Enclosed laid to lawn garden, paving and shrubbery.

Front

Part laid to lawn garden and drive.

