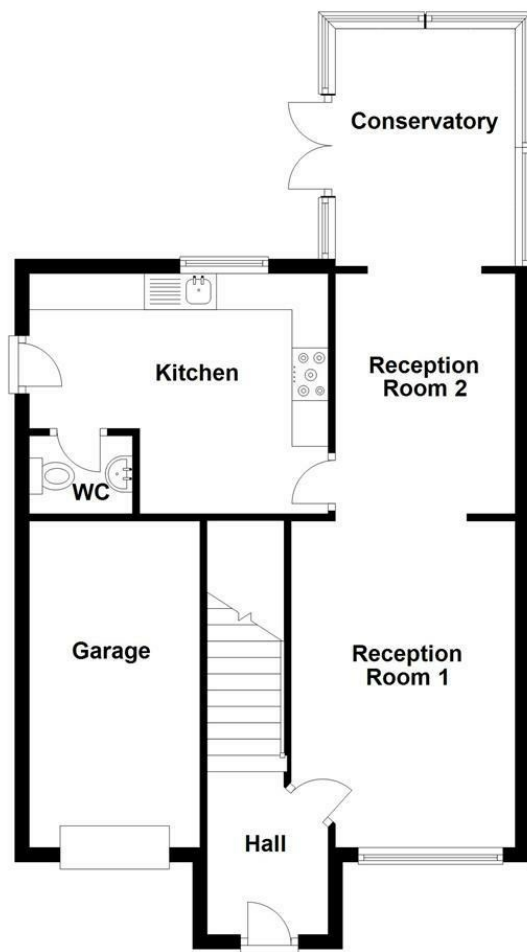


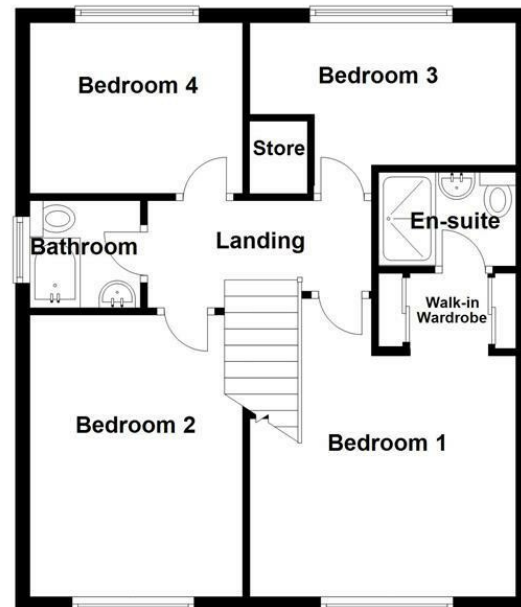
Ground Floor

Approx. 64.0 sq. metres (689.0 sq. feet)



First Floor

Approx. 53.5 sq. metres (576.3 sq. feet)



Total area: approx. 117.6 sq. metres (1265.3 sq. feet)

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.



Fieldfare Way, Bacup, OL13 9PP




Offers Over £295,000

A BEAUTIFUL FOUR BEDROOMED DETACHED FAMILY HOME

This well looked after, four bedroomed property is being brought to the market in the popular town of Bacup on a quiet cul de sac of a well sought after estate. Boasting impressive room sizes and beautiful garden to the rear, this property is the perfect home for a growing family. Having been beautifully decorated to a neutral finish and modern kitchen and bathroom, this property is a wonderful family home. Situated conveniently close to bus routes, good schools and amenities, as well as, network links to Todmorden, Rochdale and Rossendale.

The property comprises briefly; a welcoming hallway leads to stairs to the first floor and door to a reception room. The reception room then leads openly to a second reception room which then leads openly to a conservatory creating a beautiful well lit open plan living area. The second reception room leads on to a modern kitchen which then leads on to a WC. The first floor comprises of doors to four double bedrooms and a modern three piece family bathroom. The master bedroom comprises of a walk in wardrobe which then leads on to a modern three piece shower en suite. Externally the property comprises of a laid to lawn garden to the rear with raised decking area. To the front there is off road parking for two cars with access to the garage.

For more information or to arrange a viewing please contact our Rawtenstall team at your earliest convenience.

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

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.

Fieldfare Way, Bacup, OL13 9PP
Offers Over £295,000

 4  3  2  C

- EPC Rating Is C
- Council Tax Band Is C
- Leasehold Property

Ground Floor

Entrance Hallway

7'10" x 4'9" (2.39 x 1.45)

Composite double glazed front entrance door, tiled flooring, central heating radiator, stairs to the first floor and door to reception room one.

Reception Room One

14'10" x 10'2" (4.52 x 3.10)

UPVC double glazed window, central heating radiator, smoke alarm, wood effect flooring and open to reception room two.

Reception Room Two

10'11" x 8'3" (3.33 x 2.51)

Central heating radiator, wood effect flooring, door to the kitchen and open to the conservatory.

Conservatory

10'10" x 8'2" (3.30 x 2.49)

UPVC double glazed windows, tiled flooring and UPVC double glazed French doors to the rear.

Kitchen

13'7" x 10'1" (4.14 x 3.07)

UPVC double glazed window, chrome heated towel rail, range of white gloss wall and base units with granite effect surfaces and upstands, granite coated sink, drainer and mixer tap, electric oven with four ring gas hob, extractor hood, plumbing for washing machine, integrated dishwasher, space for American fridge freezer, under unit lighting, tiled flooring, understairs storage, door to the WC and door to the rear.

WC

4'8" x 3'7" (1.42 x 1.09)

UPVC double glazed frosted window, chrome heated towel rail, twin flush WC, vanity top wash basin and tiled flooring.

First Floor

Landing

9'6" x 4'11" (2.90 x 1.50)

Central heating radiator, loft access, smoke alarm and doors to four bedrooms, bathroom and storage.

Bedroom One

13'7" x 12'2" (4.14 x 3.71)

UPVC double glazed window, central heating radiator, spotlights and open to walk in wardrobe.

Walk In Wardrobe

7'3" x 3'5" (2.21 x 1.04)

Fitted wardrobes and door to the en suite.

En Suite

6'9" x 4'3" (2.06 x 1.30)

UPVC double glazed window, chrome heated towel rail, three piece suite comprising: twin flush WC, pedestal wash basin, double direct feed shower unit, part tiled elevations, spotlights, tiled flooring and extractor fan.

Bedroom Two

12'9" x 9'8" (3.89 x 2.95)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Three

12'2" x 7'9" (3.71 x 2.36)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Four

9'7" x 7'10" (2.92 x 2.39)

UPVC double glazed window, central heating radiator and spotlights.

Bathroom

7'8" x 5'0" (2.34 x 1.52)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprising: twin flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, part tiled elevations, spotlights, extractor fan and tiled flooring.

External

Front

Stone chipped area and driveway providing off road parking.

Rear

Laid to lawn garden with raised decked area and stone chippings.

Agents Notes

Council Tax Band C.



Tel: 01706215618

www.keenans-estateagents.co.uk