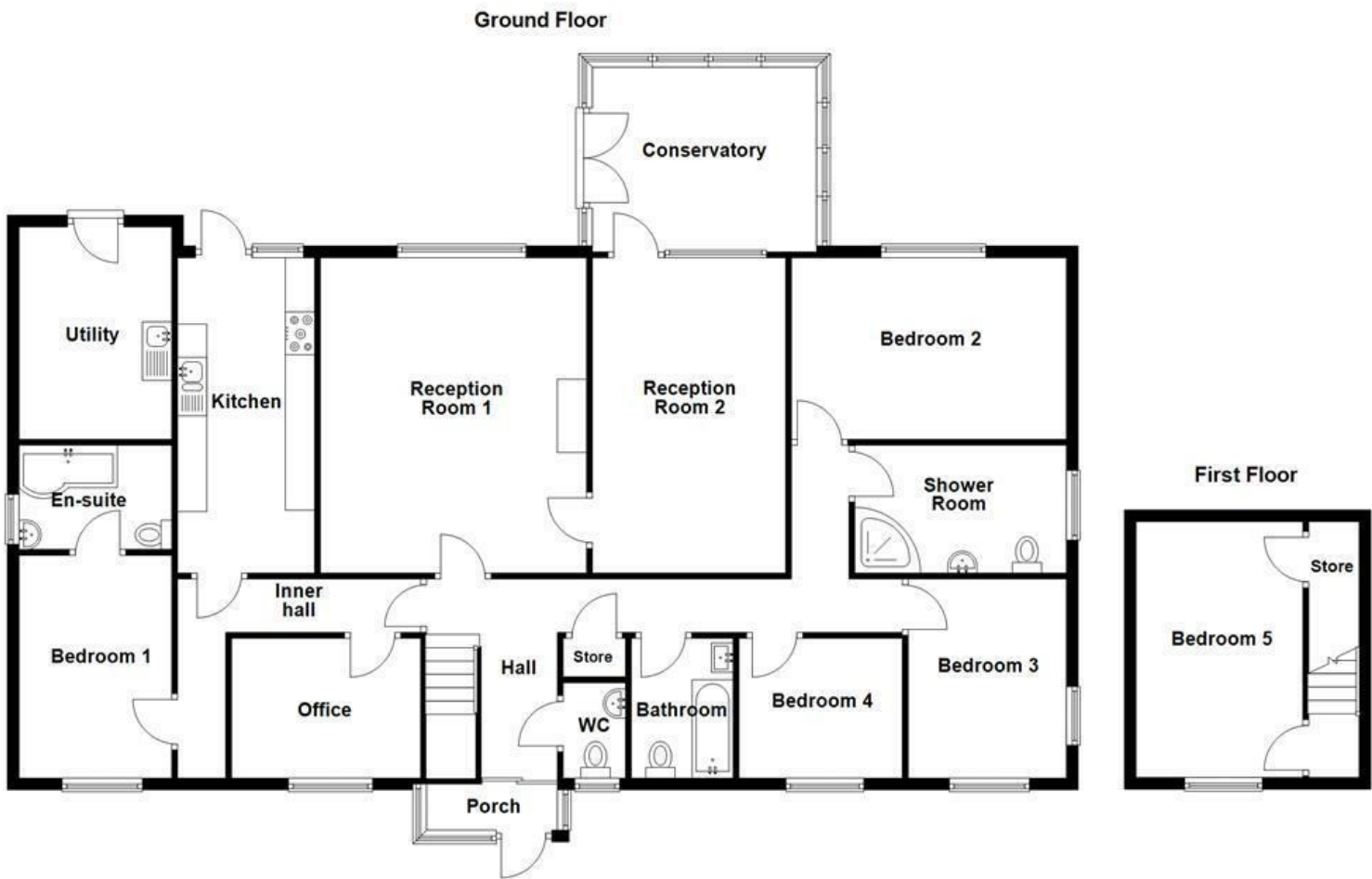




| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (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.

## Burnley Road, Bacup, OL13 8QR

### £365,000

#### SPACIOUS FIVE BEDROOM DETACHED DORMER BUNGALOW

Presenting Burnley Road in the charming town of Bacup, this impressive five-bedroom detached dormer bungalow offers a unique blend of spacious living and stunning views. The property is set within beautifully landscaped gardens, providing a serene outdoor space perfect for relaxation and family gatherings. The large driveway accommodates multiple vehicles, ensuring convenience for residents and guests alike.

Inside, the bungalow boasts a well-thought-out layout, featuring four generously sized bedrooms on the ground floor. Alongside a fifth bedroom located in the dormer. The main bedroom benefits from an en-suite bathroom, while a family bathroom and a separate shower room cater to the needs of the household.

The two reception rooms provide ample space for entertaining or family activities, and the spacious kitchen is perfect for culinary enthusiasts. An outdoor utility room adds practicality to the home, making chores more manageable. The bright conservatory invites natural light, creating a warm and welcoming atmosphere throughout the property.

This home is sold with no chain, allowing for a smooth transition for the new owners. With its great location and abundant potential, this bungalow is ready for you to put your own stamp on it. Whether you are looking for a family home or a property with room to grow, this delightful bungalow is not to be missed.

# Burnley Road, Bacup, OL13 8QR

## £365,000



- Impressive Detached Dormer Bungalow
- Fitted Kitchen
- Ample Off Road Parking
- EPC Rating TBC
- Five Bedrooms
- Abundance of Living Space
- Tenure Freehold
- Three Bathrooms
- Extensive Gardens with Open Aspect Views
- Council Tax Band E

### Ground Floor

#### Entrance Porch

7'4 x 2'7 (2.24m x 0.79m)

UPVC double glazed front door, UPVC double glazed windows, PVC to ceiling, tiled flooring and UPVC double glazed frosted sliding door to hall.

#### Hall

24'8 x 11'7 (7.52m x 3.53m)

Two central heating radiators, smoke detector, motion sensor lighting, doors leading to WC, inner hall, reception room one, three bedrooms, shower room, bathroom and stairs to first floor.

#### WC

5'4 x 3'6 (1.63m x 1.07m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled elevations and lino flooring.

#### Reception Room One

17'11 x 14'11 (5.46m x 4.55m)

UPVC double glazed window, central heating radiator, smoke detector, dado rail, exposed beams, decorative fireplace, wood effect flooring and door to reception room two.

#### Reception Room Two

17'9 x 10'11 (5.41m x 3.33m)

UPVC double glazed window, central heating radiator, smoke detector, exposed beams, wood effect flooring and UPVC double glazed door to conservatory.

#### Conservatory

12'6 x 10'4 (3.81m x 3.15m)

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

#### Bedroom Two

15'5 x 10'2 (4.70m x 3.10m)

UPVC double glazed window, central heating radiator, coving and wood effect flooring.

#### Bedroom Three

11'2 x 8'10 (3.40m x 2.69m)

Two UPVC double glazed windows, central heating radiator, coving and wood effect flooring.

#### Bedroom Four

9'2 x 8'0 (2.79m x 2.44m)

UPVC double glazed window, central heating radiator, coving and smoke detector.

#### Shower Room

12'5 x 7'2 (3.78m x 2.18m )

UPVC double glazed frosted window, two central heated towel rails, dual flush WC, vanity top wash basin with mixer tap, electric feed shower enclosed, smoke detector, partially tiled elevations and tiled flooring.

### Bathroom

7'10 x 5'8 (2.39m x 1.73m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with waterfall mixer tap and overhead electric feed shower, tiled elevations and tiled effect flooring.

### Inner Hall

17'4 x 11'0 (5.28m x 3.35m)

UPVC double glazed window, central heating radiator, smoke detector, doors leading to office, kitchen and bedroom one.

### Office

12'9 x 11'7 (3.89m x 3.53m)

UPVC double glazed window, central heating radiator, smoke detector and part wood panelled elevation.

### Kitchen

16'7 x 9'10 (5.05m x 3.00m)

UPVC double glazed window, part polycarbonate roof, range of panelled wall and base units with laminate work surfaces, range cooker with five ring gas hob and extractor hood, stainless steel one and a half bowl sink and drainer with mixer tap, space for fridge freezer, plumbing for washing machine, smoke detector, partially tiled elevations, tiled flooring and UPVC door to rear.

### Bedroom One

12'5 x 8'7 (3.78m x 2.62m)

UPVC double glazed window, central heating radiator, dado rail, loft access and door to en suite.

### En Suite

8'8 x 5'10 (2.64m x 1.78m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, P-shaped panel bath with traditional taps and overhead electric feed shower, extractor fan, tiled elevations and tiled flooring.

### Second Floor

#### Landing

11'3 x 5'7 (3.43m x 1.70m )

UPVC double glazed window, smoke detector and door to bedroom five.

### Bedroom Five

14'4 x 9'5 (4.37m x 2.87m)

UPVC double glazed window, central heating radiator, smoke detector, dado rail and over stairs storage.

### External

#### Rear

Enclosed garden with laid to lawn, paving, stone chippings, bedding areas, mature shrubbery, trees, open aspect views and access to utility.

