



## Newchurch Road, Bacup, OL13 0LD

### Offers Over £210,000

#### AN IMPRESSIVE FAMILY HOME

Offering accommodation over three floors and having undergone a full transformation to the highest standard throughout, this immaculate three bedroom end terraced property is being proudly welcomed to the market in the desirable location of Stacksteads within Bacup. With modern fixtures and fittings, enviable open plan living space and fantastic renovated cellar, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rossendale, Bacup, Rochdale and major motorway links. With added conservatory, two bathrooms and benefitting from adopted land which they have used for many years, this property is the perfect home truly not to be missed!

The property comprises briefly; a welcoming and spacious open plan reception room and kitchen boasts modern wall and base units and houses staircases to the first floor and lower ground floor, as well as access out on to a beautiful balcony. The lower ground floor benefits from the third bedroom, dressing room, shower room, reception room and conservatory. The first floor comprises of doors on to two generously sized bedrooms and a modern bathroom. Externally there is a fantastic decked balcony with access on to adopted land.

For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

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



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- Tenure Leasehold
  - Adopted Land For Off Road Parking
  - Open Plan Living/Kitchen/Dining Area
  - Close Proximity To Local Amenities
- Council Tax Band A
  - Accommodation Over Three Floors
  - Sought After Location
- EPC Rating E
  - Ideal Family Home
  - Easy Access To Major Network Links

### Ground Floor

#### Entrance

Composite double glazed frosted door to open plan reception room/kitchen.

#### Reception Room/Kitchen

27'3 x 12'5 (8.31m x 3.78m)  
UPVC double glazed window, central heating radiator, coving, spotlights, range of white gloss wall and base units, marble surface, tiled splash back, composite one and a half sink and drainer with high spout mixer tap, integrated electric oven with four ring induction hob and extractor hood, space for fridge freezer, dishwasher and plumbed for washing machine, wood panel elevation, integrated storage, television point, wood effect laminate flooring, door to stairs to lower ground floor, UPVC double glazed French doors to rear and stairs to first floor.

### Lower Ground Floor

#### Landing

3'11 x 3'6 (1.19m x 1.07m)  
Spotlights, doors to three bedrooms and shower room.

#### Bedroom Three

15'1 x 11'8 (4.60m x 3.56m)  
Central heating radiator, spotlights, smoke alarm, under stairs storage, wood effect laminate flooring, UPVC double glazed door to reception room two and open to dressing room.

#### Dressing Room

11'8 x 9'3 (3.56m x 2.82m)  
Central heating radiator and wood effect laminate flooring.

#### Reception Room Two

12'6 x 9'6 (3.81m x 2.90m)  
UPVC double glazed window, wood effect laminate flooring, door to shower room, UPVC double glazed sliding door to conservatory.

#### Shower Room

14'5 x 4'3 (4.39m x 1.30m)  
UPVC double glazed window, central heating radiator, double direct feed walk in shower, dual flush WC, vanity top wash basin with mixer tap, plumbed for washing machine, tiled elevation and wood effect laminate flooring.

#### Conservatory

14' x 8'3 (4.27m x 2.51m)  
UPVC double glazed window, polycarbonate roof, wood effect lino and UPVC double glazed French doors to rear.

### First Floor

#### Landing

8'3 x 5'7 (2.51m x 1.70m)  
Loft access, spotlights, smoke alarm, inset shelving, wood panel elevation, wood effect laminate flooring, doors to two bedrooms and bathroom.

### Bedroom One

12'11 x 12'5 (3.94m x 3.78m)  
Two UPVC double glazed windows, central heating radiator, spotlights, television point, fitted wardrobe and wood effect laminate flooring.

### Bedroom Two

14' x 6'10 (4.27m x 2.08m)  
UPVC double glazed window, central heating radiator, spotlights and wood effect laminate flooring.

### Bathroom

7'3 x 5'5 (2.21m x 1.65m)  
UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, panel bath with mixer tap and rinse head, wall mounted wash basin with mixer tap, tiled elevation, inset shelving with spotlights, extractor fan, spotlights, and tiled effect vinyl flooring.

### External

#### Rear

Decked balcony with access on to adopted land.

