



## Church Street, Bacup, OL13 ORW

£210,000

AN EXCEPTIONAL FAMILY HOME - NO CHAIN DELAY

Nestled on Church Street in Stacksteads, Bacup, this exceptional semi-detached family home is a true gem, offering a blend of modern living and stylish interiors. Presented and maintained to the highest standard, this property boasts immaculate presentation and an abundance of indoor space, making it perfect for family life.

Upon entering, you will be greeted by four generously sized bedrooms, providing ample room for relaxation and privacy. The two inviting living areas are designed for comfort and warmth, featuring a stunning multi-fuel burner that adds a touch of elegance to the main living space. The heart of the home is undoubtedly the stylish kitchen, which seamlessly flows into the living areas, creating an ideal setting for family gatherings and entertaining guests.

The property also includes two well-appointed bathrooms, ensuring convenience for the whole family. An added bonus is the cellar, providing extra storage or potential for further development. Step outside to discover an enviable garden, complete with a charming summer house, perfect for enjoying the outdoors or hosting summer barbecues.

This home has been thoughtfully transformed by the current owners into a luxurious and stylish retreat, ready for you to move straight in. With its exceptional features and prime location,

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 80        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   | 45      |           |
| (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.

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 4  2  2  E

- Outstanding Semi Detached Property
- No Chain Delay
- On Street Parking
- EPC Rating E
- Four Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Two Bathrooms
- Stunning Rear Garden with Summer House
- Council Tax Band B

## Ground Floor

### Entrance Vestibule

4'6 x 3'5 (1.37m x 1.04m )

Composite double glazed frosted front door, tiled flooring and oak single glazed door to hall.

### Hall

13'11 x 3'5 (4.24m x 1.04m )

Central heating radiator, spotlights, solid oak flooring, oak single glazed door to reception room two and stairs to first floor.

### Reception Room Two

14'9 x 12'9 (4.50m x 3.89m)

UPVC double glazed window, central heating radiator, solid oak flooring, oak single glazed double doors to reception room one, open to kitchen and oak door to stairs to cellar.

### Reception Room One

14'6 x 12'0 (4.42m x 3.66m)

UPVC double glazed window, central heating radiator, cast iron multifuel burner, television point and solid oak flooring.

### Kitchen

11'10 x 7'9 (3.61m x 2.36m)

UPVC double glazed window, range of high gloss wall and base units with solid oak work surfaces, tiled splashback, composite one and a half bowl sink and drainer with high spout spring mixer tap, double gas oven with six ring gas hob, space for fridge freezer, plumbing for washing machine, spotlights solid oak flooring and UPVC double glazed door to rear.

## First Floor

### Landing

18'8 x 6'6 (5.69m x 1.98m )

UPVC double glazed window, central heating radiator, spotlights, oak feature balustrade, under stairs storage, oak doors leading to three bedrooms, family bathroom and stairs to second floor.

### Bedroom Two

14'7 x 9'5 (4.45m x 2.87m )

UPVC double glazed window, central heating radiator and fitted open wardrobes.

### Bedroom Three

11'5 x 6'6 (3.48m x 1.98m )

UPVC double glazed window and central heating radiator.

### Bedroom Four

9'5 x 8'8 (2.87m x 2.64m )

UPVC double glazed window, central heating radiator and fitted open wardrobe.

### Bathroom

9'5 x 5'8 (2.87m x 1.73m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, oval bath with mixer tap, wall mounted wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, tiled elevations, spotlights and tiled flooring.

## Second Floor

### Landing

7'10 x 7'1 (2.39m x 2.16m)

Spotlights, eave storage, oak doors leading to bedroom one and shower room.

### Bedroom One

15'5 x 15'5 (4.70m x 4.70m )

Two Velux windows, central heating radiator, spotlights and fitted open wardrobe.

### Shower Room

8'1 x 5'0 (2.46m x 1.52m)

Central heated towel rail, walk-in direct feed rainfall shower with rinse head, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, extractor fan, spotlights and tiled flooring.

## External

### Rear

Enclosed garden with artificial lawn, decking, integrated decked seating and access to summer house.



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