



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(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

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Cotman Close, Bacup, OL13 9TT

£330,000

THE PERFECT FAMILY HOME!

Located in the charming area of Cotman Close, Bacup, this impressive four-bedroom detached house offers a perfect blend of modern living and comfort. Upon entering, you are welcomed by a spacious lounge that provides an ideal setting for relaxation and family gatherings. The heart of the home is undoubtedly the modern kitchen diner, which is designed to cater to both culinary enthusiasts and those who enjoy entertaining guests.

This property boasts a convenient downstairs WC, ensuring practicality for family life and visitors alike. The family bathroom is well-appointed, while the master bedroom features an en suite, providing a private sanctuary for the homeowners. Each of the four bedrooms is generously sized, offering ample space for rest and personalisation.

Outside, the large garden is laid to lawn, presenting a wonderful opportunity for outdoor activities, gardening, or simply enjoying the fresh air. The driveway accommodates multiple vehicles, adding to the convenience of this home, while the garage provides additional storage or parking options.

This delightful property in Bacup is perfect for families seeking a spacious and modern home in a friendly neighbourhood. With its excellent features and ample outdoor space, it is sure to appeal to a variety of buyers. Do not miss the chance to make this house your new home.

Cotman Close, Bacup, OL13 9TT

£330,000



- Beautifully Presented Detached Property
 - Modern Fitted Dining Kitchen
 - Off Road Parking and Integral Garage
 - EPC Rating C
- Four Bedrooms
 - Perfect Family Home
 - Tenure Freehold
- Two Bathrooms
 - Spacious Rear Garden
 - Council Tax Band C

Ground Floor

Entrance Hall

14'1 x 6'1 (4.29m x 1.85m)
Composite double glazed frosted front door and window, central heating radiator, coving, solid wood flooring, doors leading to reception room, kitchen/dining area, WC, garage, downstairs storage and stairs to first floor.

Reception Room

14'9 x 10'5 (4.50m x 3.18m)
Two UPVC double glazed windows, central heating radiator, coving and television point.

Kitchen/Dining Area

25'4 x 8'3 (7.72m x 2.51m)
Two UPVC double glazed windows, two upright central heating radiators, range of wall and base units with quartz work surfaces, tiled splashback, integrated high rise combi microwave/oven and warming drawer, Zanussi four ring induction hob and extractor hood, integrated fridge freezer, integrated dishwasher, composite inset one and a half bowl sink with integrated draining ridges and high spout mixer tap, solid wood flooring and UPVC double glazed door and window to rear.

WC

6'6 x 3'5 (1.98m x 1.04m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, extractor fan and wood effect flooring.

Garage

17'3 x 7'8 (5.26m x 2.34m)
Wall and base units with wood effect work surfaces, plumbing for washing machine, ATAG boiler and partially tiled flooring.

First Floor

Landing

10'2 x 9'2 (3.10m x 2.79m)
Central heating radiator, ladder access to partially boarded loft with lighting, doors leading to four bedrooms, family bathroom and storage.

Bedroom One

12'9 x 10'7 (3.89m x 3.23m)
UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

En Suite

5'10 x 5'2 (1.78m x 1.57m)
UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, spotlights, extractor fan, tiled elevations and tiled flooring.

Bedroom Two

12'6 x 7'10 (3.81m x 2.39m)
UPVC double glazed window and central heating radiator.

Bedroom Three

9'2 x 8'11 (2.79m x 2.72m)
UPVC double glazed window and central heating radiator.

Bedroom Four

9'0 x 7'5 (2.74m x 2.26m)
UPVC double glazed window and central heating radiator.

Bathroom

7'10 x 5'4 (2.39m x 1.63m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled panel bath with mixer tap, overhead direct free rainfall shower and rinse head, extractor fan, spotlights, tiled elevations and tiled flooring.

External

Rear

Enclosed garden with laid to lawn, decking, pergola, mature shrubbery and timber shed.

Front

Laid to lawn garden, mature shrubbery and tarmac driveway.



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