



12 Pendle Avenue, Bacup

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(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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## Pendle Avenue, Bacup, OL13 9DW

### £195,000

SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY

Welcome to this charming three-bedroom semi-detached house located on Pendle Avenue in the delightful town of Bacup. This property is perfectly situated in a great location, offering easy access to local amenities, making it an ideal choice for families and professionals alike.

The heart of the home is the bright and inviting conservatory, which provides a lovely space to relax and enjoy the natural light. The spacious lounge is perfect for family gatherings or entertaining guests, creating a warm and welcoming atmosphere. The well-appointed family bathroom ensures convenience for all residents.

Outside, the property boasts a rear garden, providing a private outdoor space for children to play or for you to enjoy a peaceful afternoon in the sun. Additionally, the driveway offers off-road parking, a valuable feature in this area.

This semi-detached house combines comfort and practicality, making it a wonderful place to call home. With its appealing features and excellent location, this property is not to be missed. We invite you to come and see for yourself the potential this lovely home has to offer.

Some photos have been virtually staged to help you envision your dream home!



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£195,000

 3  1  2  D

- Tenure Leasehold
  - Off Road Parking With Shared Drive
  - Fitted Kitchen And Three Piece Bathroom Suite
  - Easy Access To Major Commuter Routes
- Council Tax Band B
  - Ideal First Time Buy Or Investment Opportunity
  - Viewing Essential
- EPC Rating D
  - Three Well Proportioned Bedrooms
  - Enclosed Garden Space

Ground Floor

Entrance

UPVC frosted door to entrance hall.

Entrance Hall

4'10 x 3'9 (1.47m x 1.14m)

UPVC double glazed window, central heating radiator, coving, stairs to first floor and door to reception room.

Reception Room

13'7 x 11'3 (4.14m x 3.43m)

UPVC double glazed leaded box window, central heating radiator, gas fire, coving, under stairs storage and double doors to kitchen/dining area.

Kitchen/Dining Area

15'6 x 9'11 (4.72m x 3.02m)

UPVC double glazed window, coving, panel wall and base units, wood effect surface, stainless steel sink and drainer with mixer tap, oven, four ring gas hob, extractor hood, plumbed for washing machine, space for fridge freezer, spotlights, double doors to conservatory and wood effect laminate flooring.

Conservatory

12'11 x 9'8 (3.94m x 2.95m)

UPVC double glazed windows, two double glazed doors to rear, polycarbonate roof, central heating radiator, exposed stone elevation and wood effect laminate flooring.

First Floor

Landing

8'8 x 6' (2.64m x 1.83m)

UPVC double glazed window, smoke alarm, loft access, doors to three bedrooms and bathroom.

Bedroom One

11'11 x 9'3 (3.63m x 2.82m)

UPVC double glazed leaded window, central heating radiator and storage.

Bedroom Two

9'8 x 9'1 (2.95m x 2.77m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8' x 5'11 (2.44m x 1.80m)

UPVC double glazed leaded window and central heating radiator.

Bathroom

6'4 x 5'10 (1.93m x 1.78m)

UPVC frosted window, central heating radiator, low flush WC, pedestal wash basin, panel bath, overhead electric feed shower, part tiled elevation, extractor fan and wood effect laminate flooring.

External

Rear

Enclosed laid to lawn garden, bedding areas and mature shrubs, paving and decked area.

Front

Laid to lawn garden, paved shared drive and partial stone paved path.

