



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			82
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		66	
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.

Plantation View, Bacup, OL13 8PY

Offers Over £290,000

AN EXCEPTIONAL FAMILY HOME WITH PANORAMIC COUNTRYSIDE VIEWS

Offering an abundance of indoor and outdoor space, enviable gardens and stylish interiors, this enviable three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Bacup. Having been presented and maintained to the highest standard throughout with immaculate presentation, enviable open plan kitchen living space and not being overlooked with panoramic countryside views, this idyllic property is the perfect home for any family truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Burnley, Rochdale and major motorway links. Having undergone a full transformation with modern fixtures and fittings, off road parking and added garage, this property is the perfect home for any potential buyer to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception room, contemporary fitted kitchen diner, WC and houses a staircase to the first floor. The reception room leads through on to the second reception room which in turn leads openly on to the contemporary fitted kitchen dining area. The kitchen diner leads on to a pantry and rear porch. The first floor comprises of doors on to three generously sized bedrooms and a family bathroom. Externally there is an enclosed garden to the rear with paving, laid to lawn, bedding and access to the garage and summer house. To the front there is a garden with laid to lawn areas and off road parking with access to the garage.

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

Plantation View, Bacup, OL13 8PY

Offers Over £290,000

 3  1  2  D

- Stunning Semi Detached Property
- Contemporary Fitted Dining Kitchen
- Ample Off Road Parking and Garage
- EPC Rating D
- Three Bedrooms
- Bursting with Character
- Tenure Leasehold
- Three Piece Bathroom Suite
- Extensive Rear Garden
- Council Tax Band C

Ground Floor

Entrance Hall

12'11 x 7'0 (3.94m x 2.13m)

Composite double glazed frosted front door, central heating radiator, coving, ceiling rose, dado rail, wood panelled elevations, tiled flooring, doors leading to two reception rooms, kitchen/dining area, WC and stairs to first floor.

WC

3'6 x 2'4 (1.07m x 0.71m)

UPVC double glazed window, low basin WC, pedestal wash basin with traditional taps, tiled elevations, extractor fan and tiled flooring.

Reception Room One

12'10 x 12'0 (3.91m x 3.66m)

UPVC double glazed bow window, central heating radiator, coving, ceiling rose, picture rail, dado rail, open coal gas fire with granite hearth, tiled surround and oak mantel, two feature wall lights, solid wood flooring and single glazed double doors to reception room two.

Reception Room Two

13'0 x 12'0 (3.96m x 3.66m)

Central heating radiator, coving, ceiling rose, picture rail, dado rail, cast iron multifuel burner with granite hearth, surround and limestone mantel, television point, solid wood flooring and open to kitchen/dining area.

Kitchen/Dining Area

19'9 x 18'5 (6.02m x 5.61m)

Three UPVC double glazed windows, two central heating radiators, coving, spotlights, two feature wall lights, range of panelled wall and base units with solid wood work surfaces, tiled splashback, ceramic Belfast sink with mixer tap, four door range cooker with three ring induction hob and hot plate, integrated dishwasher, integrated boiler, plumbing for washing machine, open to rear porch and door to pantry.

Pantry

7'6 x 3'10 (2.29m x 1.17m)

Power, lighting, space for fridge freezer and wood effect laminate flooring.

Rear Porch

4'2 x 2'8 (1.27m x 0.81m)

Spotlights, wood effect laminate flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

8'10 x 7'3 (2.69m x 2.21m)

UPVC double glazed frosted leaded window, coving, ceiling rose, loft access, dado rail, wood panelled elevations, wood effect laminate flooring, doors leading to three bedrooms and family bathroom.

Bedroom One

14'2 x 11'11 (4.32m x 3.63m)

UPVC double glazed bow window, central heating radiator, coving, picture rail, ceiling rose, original fireplace and wood effect laminate flooring.

Bedroom Two

11'11 x 10'11 (3.63m x 3.33m)

UPVC double glazed window, central heating radiator, coving, picture rail, integrated alcove storage and shelving, original fireplace and wood effect laminate flooring.

Bedroom Three

7'3 x 7'2 (2.21m x 2.18m)

UPVC double glazed window, central heating radiator, picture rail, ceiling rose and wood effect laminate flooring.

Bathroom

7'3 x 6'1 (2.21m x 1.85m)

UPVC double glazed frosted window, central heated towel rail, rolltop freestanding ball and clawfoot bath with mixer tap and rinse head, pedestal wash basin with traditional taps, dual flush WC, electric feed corner shower enclosed, tiled elevations, extractor fan, spotlights and wood effect laminate flooring.

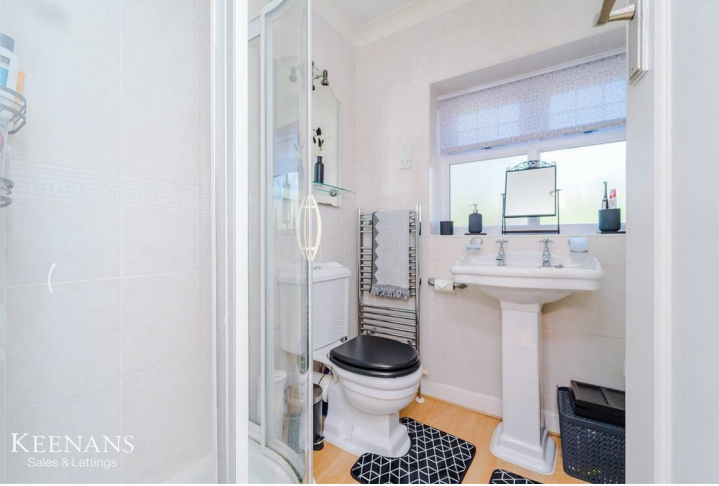
External

Rear

Tiered laid to lawn garden with paving, bedding areas, wood chippings, summerhouse and access to garage.

Front

Laid to lawn garden, paving, bedding areas, mature shrubbery and access to garage.



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