



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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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Oakenclough Road, Bacup, OL13 9ET

£240,000

CHARMING THREE BEDROOM COTTAGE

Nestled on the charming Oakenclough Road in Bacup, this delightful home offers a perfect blend of comfort and style. As you step inside, you are welcomed by a spacious reception room that provides an inviting atmosphere, ideal for both relaxation and entertaining guests. The gorgeous traditional kitchen is a standout feature, boasting ample space and character, making it a wonderful place to prepare meals and create lasting memories with family and friends.

The property comprises three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. These rooms are filled with natural light, creating a warm and inviting ambience.

Outside, the rear garden is a true gem, laid to lawn and fully enclosed, providing a safe and private space for children to play or for you to enjoy a quiet afternoon in the sun. This outdoor area is perfect for gardening enthusiasts or those who simply wish to unwind in a tranquil setting.

This house on Oakenclough Road is not just a home; it is a lifestyle choice, offering a harmonious blend of indoor and outdoor living. With its spacious layout and charming features, it is an ideal opportunity for families or anyone seeking a comfortable and inviting place to call home. Don't miss the chance to make this lovely property your own.

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Oakencloough Road, Bacup, OL13 9ET

£240,000

 3  1  1  C

- Charming Mid Terrace Cottage
 - Country Fitted Kitchen
 - On Street Parking
 - EPC Rating C
- Three Bedrooms
 - Original Features
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Enclosed Garden to Rear
 - Council Tax Band B

Ground Floor

Entrance Vestibule

4'9 x 3'10 (1.45m x 1.17m)

Composite double glazed frosted front door, wood panelled elevations, wood effect laminate flooring and hardwood door to reception room.

Reception Room

16'8 x 15'5 (5.08m x 4.70m)

UPVC double glazed window, central heating radiator, acoustic wood panelled elevation, feature wall light, exposed stone wall, exposed beams, electric fire with limestone surround and mantel, fitted alcove storage, wood effect laminate flooring, door to kitchen and stairs to first floor.

Kitchen

16'9 x 10'5 (5.11m x 3.18m)

UPVC double glazed window, central heating radiator, range of wall and base units with quartz work surfaces, tiled splashback, ceramic inset sink with mixer tap and integrated draining ridges, integrated oven with four ring gas hob and extractor hood, space for fridge, space for freezer, plumbing for washing machine, exposed beams, spotlights, tiled flooring, door to pantry and composite double glazed frosted door to rear.

First Floor

Landing

10'7 x 5'10 (3.23m x 1.78m)

Loft access, feature wall lighting, doors leading to three bedrooms and bathroom.

Bedroom One

13'3 x 10'3 (4.04m x 3.12m)

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

Bedroom Two

10'7 x 10'3 (3.23m x 3.12m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Three

10'5 x 6'0 (3.18m x 1.83m)

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

Bathroom

5'10 x 5'4 (1.78m x 1.63m)

UPVC double glazed window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, L-shaped panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, tiled elevations and wood effect lino flooring.

External

Rear

Enclosed tiered garden with paving, laid to lawn and shed.



Tel: 01706215618

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