



Bankside Lane, Bacup, OL13 8HJ

Offers Over £495,000

AN EXCEPTIONAL VICTORIAN SEMI DETACHED CHARACTER PROPERTY

Flowing internally with character and charm, an abundance of indoor and outdoor space and having been presented and updated to the highest standard throughout, this immaculate four double bedroom semi detached Victorian property, is being proudly welcomed to the market in the desirable location of Bacup. With breath-taking panoramic countryside views, modern fixtures and fittings and stylish interiors, this enviable property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rossendale, Rochdale, Burnley and major motorway links. With ample off road parking, wrap around gardens and extra land, this property is located on a private and impressive plot. Boasting three bathrooms, four living areas and stunning original features, this property is perfect for any growing family looking for a spacious and luxurious home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, dining room, staircase to the first floor and lower ground floor cellar space. The dining room leads on to a contemporary fitted kitchen. The kitchen boasts modern wall and base units, integrated appliances and leads through to a utility room and out to the rear. The utility room leads on to a WC and conservatory. The first floor comprises of three double bedrooms, modern family bathroom and staircase to the second floor. The second bedroom benefits from an en suite shower room. The second floor boasts access on to the main bedroom and en suite shower room. Externally there is an enclosed wrap around garden with laid to lawn, mature shrubs, bedding areas, ample off road parking, detached double garage, pergola and additional land.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	47	73
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**4****3****3****E**

- Outstanding Semi Detached Victorian Property
 - Abundance of Living Space
 - Off Road Parking and Garage
 - EPC Rating E
- Four Bedrooms
 - Bursting with Character
 - Tenure Leasehold
- Three Bathrooms
 - Immaculate Wraparound Gardens
 - Council Tax Band F

Ground Floor

Entrance Vestibule

6'7 x 3'11 (2.01m x 1.19m)

Hardwood single glazed frosted front door, coving, tiled effect lino flooring and hardwood single glazed frosted leaded stained glass door to hall.

Hall

28'11 x 6'7 (8.81m x 2.01m)

Central heating radiator, coving, corbel, doors leading to two reception rooms, dining room, stairs to lower ground floor and stairs to first floor.

Reception Room One

19'0 x 14'8 (5.79m x 4.47m)

UPVC double glazed bay window, UPVC double glazed window, central heating radiator, coving, ceiling rose, television point and gas fire with marble tiled hearth and surround.

Reception Room Two

17'3 x 14'8 (5.26m x 4.47m)

Two UPVC double glazed windows, central heating radiator, coving, television point and gas fire with marble hearth and surround.

Dining Room

16'11 x 9'9 (5.16m x 2.97m)

Two UPVC double glazed windows, central heating radiator, ceiling rose, two feature wall lights, meter cupboard and single glazed double doors to kitchen.

Kitchen

17'4 x 9'4 (5.28m x 2.84m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with marble effect work surfaces, ceramic Belfast sink with high spout mixer tap, four door range cooker with seven ring gas hob, integrated extractor hood, space for American-style fridge freezer, integrated dishwasher, integrated wine cooler, spotlights, wood effect lino flooring, open to utility and hardwood single glazed door to rear.

Utility

7'10 x 5'11 (2.39m x 1.80m)

Plumbing for washing machine, space for dryer, space for American-style fridge freezer, integrated boiler cupboard, smoke detector, spotlights, wood effect lino flooring, doors to WC and single glazed door to conservatory.

WC

4'4 x 4'0 (1.32m x 1.22m)

Hardwood double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, spotlights and wood effect lino flooring.

Conservatory

11'0 x 10'4 (3.35m x 3.15m)

UPVC double glazed window, central heating radiator, two feature wall lights, polycarbonate roof, wood effect laminate flooring and UPVC double glazed French doors to rear.

Lower Ground Floor

Cellar

13'2 x 6'4 (4.01m x 1.93m)

First Floor

Landing

28'10 x 6'5 (8.79m x 1.96m)

Skylight, coving, three storage cupboards, doors leading to three bedrooms, family bathroom and stairs to second floor.

Bedroom Two

13'1 x 11'6 (3.99m x 3.51m)

Two UPVC double glazed windows central heating radiator, coving, fitted wardrobe and door to en suite.

En Suite

9'11 x 4'7 (3.02m x 1.40m)

Central heated towel rail, dual flush WVC, pedestal wash basin with mixer tap, corner direct feed rainfall shower enclosed with rinse head, tiled elevations, spotlights, extractor fan and lino flooring.

Bedroom Three

15'9 x 15'4 (4.80m x 4.67m)

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

Bedroom Four

10'2 x 9'9 (3.10m x 2.97m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

16'10 x 6'2 (5.13m x 1.88m)

Two UPVC double glazed frosted windows, central heated towel rail, corner direct feed rainfall shower enclosed with rinse head, dual flush WC, vanity top wash basin with waterfall mixer tap, freestanding bath with mixer tap and rinse head, integrated line cupboard, spotlights and lino flooring.

Second Floor

Landing

7'10 x 6'5 (2.39m x 1.96m)

Velux window, eave storage, doors leading to bedroom one and en suite.

Bedroom One

23'11 x 14'2 (7.29m x 4.32m)

Three Velux windows, central heating radiator and two storage cupboards.

En Suite

16'4 x 6'5 (4.98m x 1.96m)

Two Velux windows, central heating radiator, electric feed double shower enclosed, dual flush WC, pedestal wash basin with mixer tap, tiled elevations and lino flooring.

External

Wraparound garden with paving, bedding areas, mature shrubbery, pergola, power, lighting, access to garage and off road parking.

Garage

17'10 x 14'7 (5.44m x 4.45m)

Power, lighting and electric roller shutter door.



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