



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		83	
(69-80) C			
(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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Buttermere Avenue, Bacup, OL13 9BL

Offers Over £350,000

A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME IN A QUIET AND SOUGHT AFTER AREA

Welcome to Buttermere Avenue, Bacup - a charming location for this delightful four-bedroom detached family home. This property is set over three floors, offering ample living space for you and your loved ones to enjoy.

As you step inside, you are greeted by a welcoming hallway that has doors to the garage, study, dining kitchen and utility room, also a staircase to the first floor. One of the standout features of this home is the stunning enviable multi level rear garden, perfect for relaxing on sunny days or hosting gatherings with friends and family. Additionally, the convenience of off-road parking adds to the appeal of this property, making coming home a breeze. The first floor landing has doors to three bedrooms, reception room and stairs to the second floor which leads to the main bedroom with en suite shower room.

Located in a quiet and sought-after area, this house provides a peaceful retreat from the hustle and bustle of everyday life. Whether you're looking to settle down with your family or simply want more space to spread out, this property offers the perfect blend of comfort and style.

Buttermere Avenue, Bacup, OL13 9BL

Offers Over £350,000



- Stunning Detached Property
- Set Over Three Floors
- Off Road Parking And Garage
- EPC Rating: B
- Four Bedrooms
- Modern Fitted Dining Kitchen
- Tenure Freehold
- Two Bathrooms
- Extensive Tiered Rear Garden
- Council Tax Band: D

Ground Floor

Hall

Composite entrance door, UPVC double glazed window, central heating radiator, laminate flooring, stairs to first floor and doors to kitchen, study, utility room, storage and garage.

Study

8'9 x 7'4 (2.67m x 2.24m)

UPVC double glazed window, central heating radiator and laminate flooring.

Kitchen

21'3 x 8'9 (6.48m x 2.67m)

Three UPVC double glazed windows, central heating radiator, wood panelled wall and base units with granite effect worktops, double oven, four ring induction hob, glass splash back, extractor hood, stainless steel sink with draining board and mixer tap, integrated dishwasher, integrated fridge freezer and laminate flooring.

Utility Room

8'7 x 7'2 (2.62m x 2.18m)

UPVC double glazed window, central heating radiator, base units with granite effect worktops, stainless steel sink with draining board and mixer tap, integrated washing machine, door to WC and UPVC door to rear.

WC

6'6 x 3'8 (1.98m x 1.12m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin and laminate flooring.

First Floor

Landing

Stairs to second floor and doors to reception room, three bedrooms and bathroom.

Reception Room

17'5 x 10'4 (5.31m x 3.15m)

UPVC double glazed window, central heating radiator and UPVC double glazed sliding doors to rear.

Bedroom Two

14'6 x 9'10 (4.42m x 3.00m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Three

11'9 x 10'10 (3.58m x 3.30m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Four

11'4 x 7'2 (3.45m x 2.18m)

UPVC double glazed window and central heating radiator.

Bathroom

6'8 x 6'7 (2.03m x 2.01m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted sink, P shaped panelled bath with direct feed shower over, spotlights and part tiled.

Second Floor

Landing

UPVC double glazed window, velux window, central heating radiator and door to bedroom one.

Bedroom One

21'11 x 11'2 (6.68m x 3.40m)

UPVC double glazed window, central heating radiator, loft access and doors to en suite and storage.

En Suite

10'3 x 4'7 (3.12m x 1.40m)

Velux window, central heating radiator, dual flush WC, wall mounted wash basin, electric feed shower, spotlights and part tiled elevation.

External

Front

Tarmac drive leading to garage, EV Charge Point.

Garage

17' x 8'1 (5.18m x 2.46m)

Plumbed for washing machine, space for dryer and garage door.

Rear

Enclosed laid to lawn, decking, bedding areas and steps leading down to stone chipped area.



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