



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	69	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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Hazel Grove, Bacup, OL13 9XT

Offers Over £399,950

A SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME

Nestled in the charming area of Hazel Grove, Bacup, this superb and spacious four-bedroom detached family home is a true gem. Perfectly designed for modern family living, the property boasts all double bedrooms, ensuring ample space for everyone. The main bedroom is particularly impressive, featuring an ensuite shower room and a dressing room, providing a private retreat for relaxation.

The modern family bathroom suite is both stylish and functional, catering to the needs of a busy household. A generous extension has created a delightful garden room, which serves as an ideal space for family gatherings or quiet evenings enjoying the picturesque views of the surrounding landscape.

The heart of the home is undoubtedly the modern kitchen, which is complemented by a separate utility room, making daily chores a breeze. The property also benefits from off-road parking and an integral garage, providing convenience and security for your vehicles.

The generous rear garden is a wonderful outdoor space, perfect for children to play or for hosting summer barbecues with friends and family. With its stunning views and ample space, this home is ideal for a growing family in search of their dream abode. Don't miss the opportunity to make this exceptional property your own.

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Hazel Grove, Bacup, OL13 9XT

Offers Over £399,950

 4  2  2  C

- Impressive Detached Property
- Abundance of Living Space
- Off Road Parking and Garage
- EPC Rating C
- Four Double Bedrooms
- Stunning Views
- Tenure Freehold
- Two Bathrooms
- Extensive Gardens to Front and Rear
- Council Tax Band E

Ground Floor

Entrance Hall

6'3 x 2'11 (1.91m x 0.89m)

Double glazed frosted front door, coving, doors leading to reception room one and cloakroom.

Cloakroom

6'3 x 4'10 (1.91m x 1.47m)

UPVC double glazed frosted window, central heating radiator, part wood panelled elevations, pedestal wash basin with traditional taps and door to WC.

WC

6'3 x 2'7 (1.91m x 0.79m)

UPVC double glazed frosted window, central heating radiator and low basin WC.

Study

8'2 x 7'9 (2.49m x 2.36m)

UPVC double glazed window, central heating radiator and spotlights.

Reception Room

24'2 x 12'8 (7.37m x 3.86m)

UPVC double glazed window, two central heating radiators, smoke detector, coving, spotlights, doors to study, under stairs storage and stairs to first floor.

Kitchen

10'5 x 8'6 (3.18m x 2.59m)

UPVC double glazed window, range of high gloss wall and base units with laminate work surfaces, integrated double oven, four ring electric hob and extractor hood, laminate splashback, composite one and a half bowl sink and drainer with mixer tap, integrated dishwasher, integrated fridge, spotlights, Karndean flooring, open to utility and UPVC double glazed frosted door to rear.

Utility

9'2 x 4'11 (2.79m x 1.50m)

Base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, space for under counter freezer, coving, Karndean flooring and door to reception room two.

Reception Room Two

17'6 x 13'7 (5.33m x 4.14m)

Four UPVC double glazed windows, two central heating radiators, spotlights, wood effect flooring and UPVC double glazed French doors to rear.

First Floor

Landing

Loft access, smoke detector, coving, spotlights, doors leading to four bedrooms and family bathroom.

Bedroom One

14'2 x 10'5 (4.32m x 3.18m)

UPVC double glazed window, central heating radiator, spotlights, wood effect flooring, doors leading to dressing room and en suite.

Dressing Room

6'1 x 5'6 (1.85m x 1.68m)

UPVC double glazed window, central heating radiator, spotlights and wood effect flooring.

En Suite

7'8 x 5'7 (2.34m x 1.70m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, extractor fan, partially tiled elevations, spotlights and tiled flooring.

Bedroom Two

11'11 x 9'11 (3.63m x 3.02m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

11'11 x 9'11 (3.63m x 3.02m)

UPVC double glazed window, central heating radiator and wood effect flooring.

Bedroom Four

10'7 x 8'4 (3.23m x 2.54m)

UPVC double glazed window and central heating radiator.

Bathroom

10'4 x 5'7 (3.15m x 1.70m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled panel double bath with mixer tap, PVC panelling to ceiling, tiled elevations, LED illuminated mirror, feature lighting and tiled flooring.

External

Rear

Enclosed garden with laid to lawn and paved patio.

Front

Laid to lawn garden, off road parking and access to garage.

Garage

16'3 x 14'2 (4.95m x 4.32m)



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