



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(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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Windermere Road, Bacup, OL13 9DN

£299,950

AN EXCEPTIONAL FULLY RENOVATED DETACHED BUNGALOW

Offering an enviable open plan kitchen and living space, modern fixtures and fittings and two double bedrooms, this outstanding two bedroom detached bungalow is being proudly welcomed to the market in the desirable location of Bacup on a popular estate. With stylish interiors, added external office and garage and having been presented and maintained to the highest standard throughout, this exceptional property is the perfect home for any small family or couple ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Burnley, Rochdale and major motorway links. With beautifully maintained gardens, beautiful scenic views and off road parking for 3 vehicles, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance porch provides access through to an open plan reception room/kitchen. The reception room/kitchen boasts modern wall and base units, high quality integrated appliances and leads through to two double bedrooms and a modern shower room. Externally there is an enclosed garden to the rear with paving, bedding, laid to lawn and decking areas, as well as access on to the external office and garage. To the front there is a laid to lawn garden with bedding areas and off road parking with access to the garage.

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

Windermere Road, Bacup, OL13 9DN

£299,950



- Stunning Detached Bungalow
 - Two Bedrooms
 - Off Road Parking for 3 vehicles And Garage
 - EPC Rating: C
- Spacious Open Plan Living
 - Modern Three Piece Shower Room
 - Tenure: Leasehold
- Fitted Kitchen With A Range Of Appliances
 - Enclosed Gardens With Views And External Office
 - Council Tax Band: C

Ground Floor

Porch

5'10 x 2'4 (1.78m x 0.71m)
UPVC double glazed frosted double entrance doors, tiled floor and composite double glazed door to open plan living.

Open Plan Living

23'10 x 21'11 (7.26m x 6.68m)
UPVC double glazed window, two upright central heating radiators, spotlights, smoke alarm, loft access, panel wall and base units, solid wood worktops, tiled splash back, one and half bowl composite sink with draining board and high spout mixer tap, integrated electric oven and combi microwave in high rise unit, four ring induction hob, extractor hood, integrated fridge freezer, integrated washing machine, integrated dishwasher, under unit lighting, centre island with breakfast bar, TV point, cast iron multi fuel burner, oak hearth, integrated storage, herringbone wood effect flooring, door to two bedrooms and shower room and two UPVC double glazed French doors to rear.

Bedroom One

13'3 x 11'1 (4.04m x 3.38m)
UPVC double glazed inset box window, central heating radiator, coving and TV point.

Bedroom Two

11'1 x 8'5 (3.38m x 2.57m)
UPVC double glazed window and central heating radiator,

Shower Room

9'10 x 7'3 (3.00m x 2.21m)
UPVC double glazed frosted window, central heated towel rail, vanity top wsh basin with mixer tap, double direct feed walk-in rainfall shower with rinse head, tiled elevation and tiled floor.

External

Front

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

Rear

Laid to lawn garden, paving, decking, bedding areas and access to external office and garage.

External Office

13'1 x 6'9 (3.99m x 2.06m)
UPVC double glazed window, power, lighting and UPVC double glazed French doors to rear.

Garage

16'8 x 8'11 (5.08m x 2.72m)
Power, lighting, storage hatch and up and over garage door.

