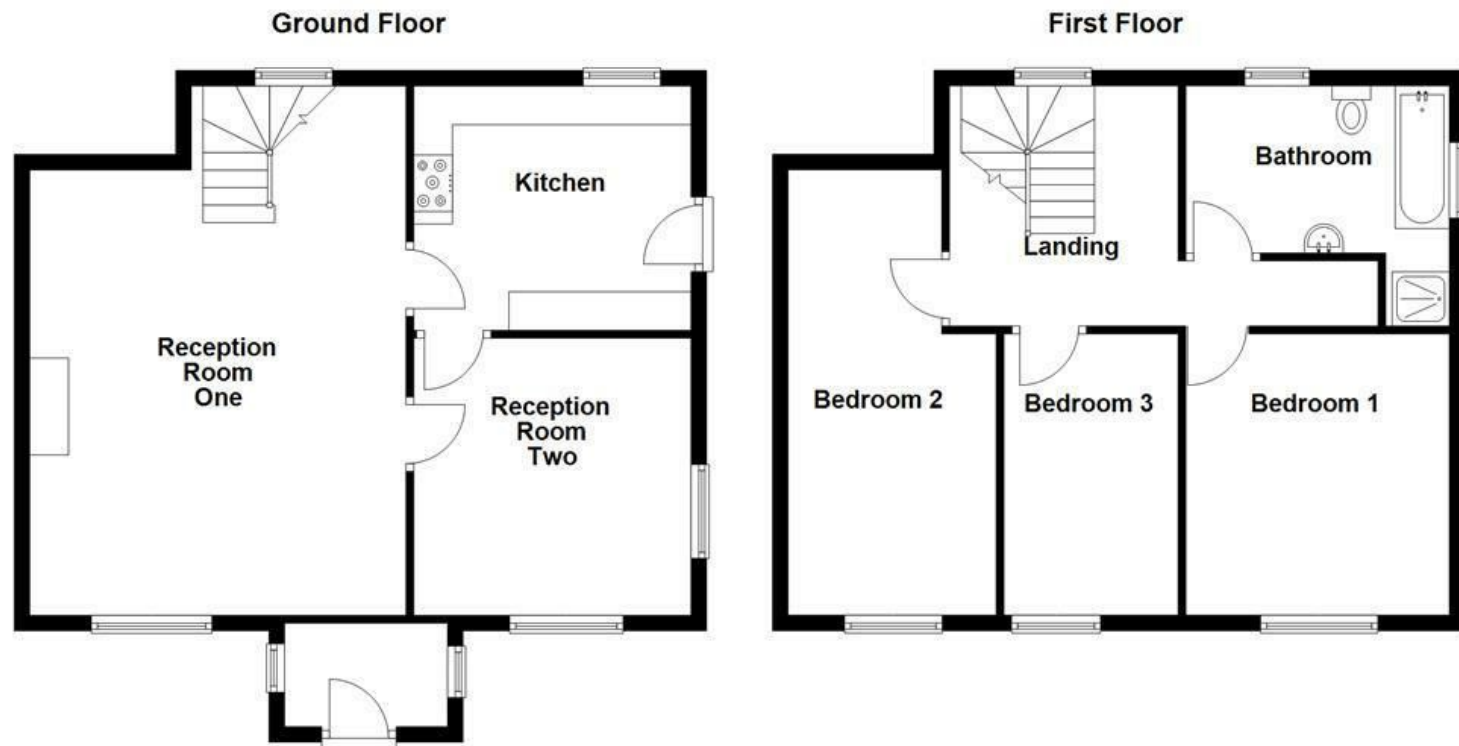




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	63	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

The Square, Bacup, OL13 8HR

Offers Over £245,000

A SURPRISINGLY SPACIOUS HOME WITH TRADITIONAL CHARACTER AND CHARM

Situated in the heart of Bacup, on the charming Bankside Lane, this deceptively spacious three-bedroom house is a delightful blend of traditional character and modern convenience. The property boasts an abundance of charm, making it an inviting home for a small family or a professional couple seeking a comfortable living space.

As you approach the house, you will appreciate the low maintenance exteriors, allowing you to spend more time enjoying your home and less time on upkeep. Inside, the generous layout provides ample room for relaxation and entertaining, with well-proportioned rooms that are filled with natural light. Each bedroom offers a peaceful retreat, perfect for unwinding after a long day.

The location is particularly appealing, situated in a popular area that combines the tranquillity of suburban living with easy access to local amenities. Whether you are looking for nearby parks, shops, or schools, everything you need is within reach.

This property is not just a house; it is a home that offers a warm and welcoming atmosphere, ideal for creating lasting memories. With its unique character and practical features, this residence is a rare find in the market. Do not miss the opportunity to make this charming house your new home.

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The Square, Bacup, OL13 8HR

Offers Over £245,000

 3  1  2  D

- Tenure Freehold
 - EPC Rating D
 - Three Generously Sized Bedrooms
 - Viewing Essential
- Traditional Character Features
 - Ideal Home For A Small Family Or Professional Couple
 - Close To Local Amenities
- Council Tax Band B
 - On Street Parking
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

Composite double glazed door to porch.

Porch

6'11 x 4'8 (2.11m x 1.42m)

Two UPVC double glazed windows, Flag flooring and door to reception room one.

Reception Room One

22'6 x 15'11 (6.86m x 4.85m)

UPVC double glazed window, two central heating radiators, exposed beams, television point, multi fuel burner, flag flooring, stairs to first floor, doors to kitchen and reception room two.

Reception Room Two

11'4 x 10' (3.45m x 3.05m)

Two UPVC stone mullion windows, central heating radiator and exposed beams.

Kitchen

9'10 x 9'5 (3.00m x 2.87m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, range cooker with five ring gas hob, tiled splash back, extractor hood, composite sink and drainer with mixer tap, plumbed for dishwasher and washing machine, space for fridge freezer, exposed beams, wood effect flooring and composite double glazed frosted door to side elevation.

First Floor

Landing

UPVC double glazed window on stair return, Velux window, central heating radiator, doors to three bedrooms, bathroom and storage.

Bedroom One

111 x 10'4 (33.83m x 3.15m)

UPVC double glazed stone mullion window, central heating radiator and exposed beams.

Bedroom Two

18'5 x 9'9 (5.61m x 2.97m)

UPVC double glazed window, central heating radiator and exposed beams.

Bedroom Three

10'11 x 6'5 (3.33m x 1.96m)

UPVC double glazed window and central heating radiator.

Bathroom

10'2 x 7'1 (3.10m x 2.16m)

Two UPVC double glazed frosted windows, central heating radiator, low flush WC, pedestal wash basin, panel bath, direct feed shower, part tiled elevation and wood effect flooring.

External

Enclosed artificial turfed garden with Indian paving and stone chippings, gated access from street level.



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