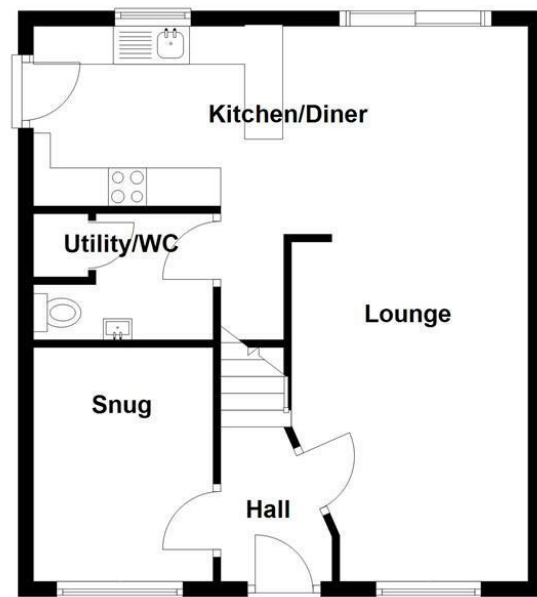
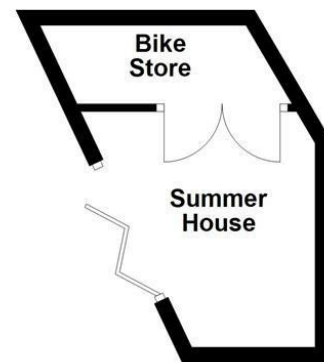



Ground Floor



First Floor



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			
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.

Brambling Drive, Bacup, OL13 9QJ

£310,000

THE PERFECT FAMILY HOME

Nestled on Brambling Drive in the charming town of Bacup, this exquisite detached family home has been transformed to the highest standard, showcasing immaculate presentation and modern fixtures throughout. As you step inside, you are welcomed by an enviable open plan kitchen and living space, which serves as the heart of the home, perfect for both family gatherings and entertaining guests.

The property boasts a thoughtfully converted garage, now a fantastic snug, providing additional living space that can be tailored to your needs. On the first floor, you will find four generously sized bedrooms, each designed with comfort in mind. The contemporary family bathroom and a modern en suite attached to the main bedroom add a touch of luxury to daily living.

One of the standout features of this home is the breathtaking panoramic countryside views that can be enjoyed from the rear, creating a serene backdrop to your everyday life. The neutral decoration and stylish interiors throughout the property ensure a warm and inviting atmosphere, ready for you to make it your own.

Brambling Drive, Bacup, OL13 9QJ

£310,000



- An Exquisite Detached Family Home
- Fully Updated Throughout
- Off Road Parking
- Tenure Leasehold
- Four Generously Sized Bedrooms
- Two Bathrooms
- Council Tax Band C
- Perfect Family Home
- Envious Views To the Rear
- EPC Rating TBC

Ground Floor

Entrance

Composite double glazed leaded frosted door to the hallway.

Hallway

6'10 x 4'10 (2.08m x 1.47m)

Upright central heating radiator, wood effect laminate flooring, oak doors to the reception room, snug and staircase to the first floor.

Snug

10'1 x 7'9 (3.07m x 2.36m)

UPVC double glazed window, upright central heating radiator.

Lounge

14'8 x 10'2 (4.47m x 3.10m)

UPVC double glazed window, central heating radiator, cast iron multi fuel burner with slate hearth and tiled surround, television point, wood effect laminate flooring, open to the kitchen diner.

Kitchen Diner

22'2 x 13'6 (6.76m x 4.11m)

UPVC double glazed window, upright central heating radiator, a range of grey high glossed wall and base units, slate effect surface, composite sink and drainer with mixer tap, integrated electric high rise Bosch oven and combination microwave, four ring induction hob and extractor hood, integrated fridge freezer, integrated freezer and dishwasher, spotlights, smoke alarm, breakfast bar, wood effect laminate flooring, oak door to the utility room/WC, UPVC double glazed French doors to the rear.

Utility Room/WC

7'11 x 5'5 (2.41m x 1.65m)

Upright central heating radiator, a two piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, spotlights, PVC panelling to the ceiling, tiled flooring.

First Floor

Landing

9'5 x 4'11 (2.87m x 1.50m)

Central heating radiator, loft access, smoke alarm, storage cupboard, doors to four bedrooms and bathroom.

Bedroom One

12'6 x 12'2 (3.81m x 3.71m)

Two UPVC double glazed windows, central heating radiator, inset shelving, open to walk in wardrobe.

Walk In Wardrobe

7'2 x 2'9 (2.18m x 0.84m)

Fitted wardrobe, door to the en suite.

En Suite

7'2 x 6'11 (2.18m x 2.11m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a dual flush WC, pedestal wash basin with traditional taps, direct feed shower enclosure, tiled elevations, PVC to the ceiling, spotlights, tiled flooring.

Bedroom Two

11'6 x 9'8 (3.51m x 2.95m)

UPVC double glazed window, central heating radiator, inset shelving.

Bedroom Three

12'2 x 7'9 (3.71m x 2.36m)

UPVC double glazed window, central heating radiator.

Bedroom Four

9'5 x 7'9 (2.87m x 2.36m)

UPVC double glazed window, central heating radiator, wood effect Laminated.

Bathroom

7'8 x 5'1 (2.34m x 1.55m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a dual flush WC, panelled bath to with mixer tap and rinse head, pedestal wash basin with mixer tap, tiled elevations, extractor fan, tiled flooring.

External

Front

Laid to lawn garden with paving, bedding and a double driveway.

Rear

Enclosed garden with laid to lawn, paving, bedding, mature shrubs and access on to the summer house.

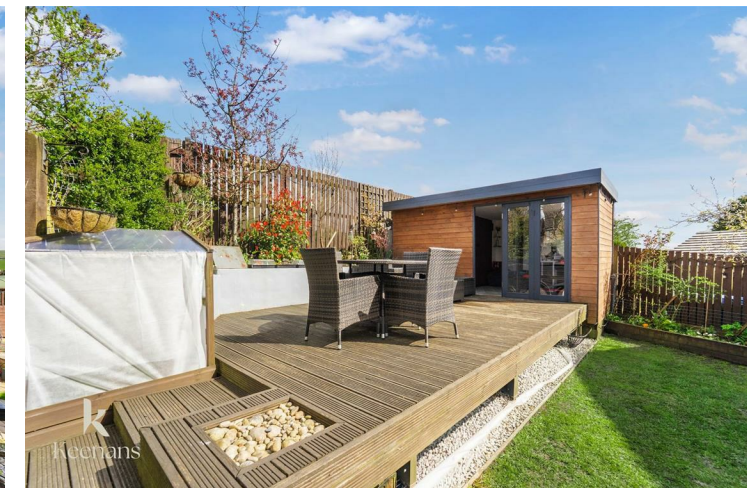
Summer House

10'9 x 10'1 (3.28m x 3.07m)

Power, lighting, access to the bike store.

Bike Store

10'9 x 4 (3.28m x 1.22m)



Tel: 01706215618

www.keenans-estateagents.co.uk