





OL13 8JN

## Doals Gate, Bacup

### Offers In The Region Of £424,950

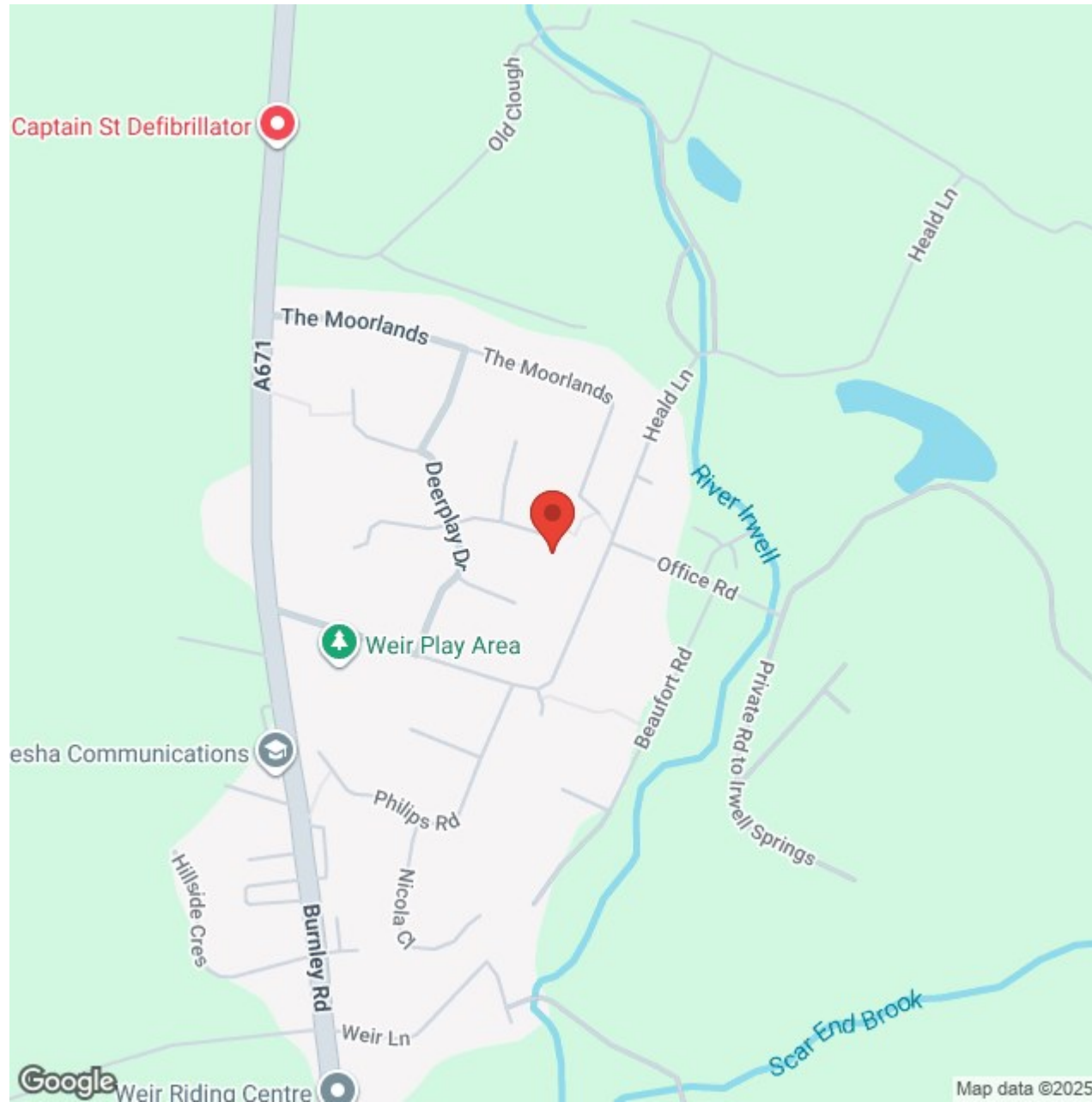
- Detached Family Home • Four Bedrooms • Three Bathrooms • Garage & Driveway • Enclosed Rear Garden

Welcome to this exceptional detached family home, nestled in a sought-after residential location. Beautifully presented throughout, the property offers generous and versatile living space perfect for modern family life. Upon entering, you are greeted by a spacious entrance hallway leading to a ground floor W.C., a bright and inviting living room, a separate office, and a practical laundry room. The heart of the home is a stunning, spacious breakfast kitchen that flows seamlessly into a cosy sitting / dining room and an elegant garden room—creating the perfect space for entertaining or relaxing with family.

Upstairs, there are four well-proportioned bedrooms. The luxurious master suite boasts a walk-in wardrobe and a stunning four-piece en-suite bathroom, while the second bedroom benefits from its own en-suite shower room. A stylish family bathroom completes the first floor.

Finished to a high standard and offering ample space both inside and out. This property is one not to be missed.







## Lancashire

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### GROUND FLOOR

On the ground floor you will find

#### ENTRANCE HALLWAY

A welcoming entrance hallway with wood effect flooring, ceiling coving, 1x central heating radiator, 1x wall mounted modern radiator, integrated storage cupboards, smoke detector, recessed LED spotlights, staircase to the first floor / landing, solid oak french doors leading through to the kitchen diner, uPVC double glazed window to the front elevation and composite door.

#### GROUND FLOOR W.C

Comprising of: tiled flooring, part tiled walls, push button w.c, sink in vanity unit with chrome mixer tap, 1x central heating radiator and uPVC double glazed frosted window to the front elevation.

#### LIVING ROOM 11'5" x 15'9" (3.49m x 4.81m )

A family sized living room having space for settees, 1x central heating radiator, media wall with inset tv, space for a sound bar and electric fire, recessed LED spotlights, ceiling coving and uPVC double glazed window to the front elevation.

#### BREAKFAST KITCHEN 18'7" x 15'8" (5.68m x 4.80m )

A stunning breakfast kitchen offering a range of fitted wall and base units with contrasting worktops, tiled flooring, Belfast sink with chrome mixer tap, centre island with NEEF 5 ring induction hob and chrome extractor fan above, space for barstools, integrated Zanussi double oven / grill, integrated Whirlpool microwave, integrated dishwasher, space for a freestanding American Diner style fridge / freezer, television point, recessed LED spotlights, smoke detector, uPVC double glazed window and patio doors to the rear garden.

#### LAUNDRY ROOM 7'11" x 6'2" (2.42m x 1.88m )

A useful laundry room having tiled flooring, fitted wall and base units with contrasting worktops, inset sink with chrome mixer tap, plumbing for a washing machine, space for a tumble dryer, access to Worcester boiler, recessed LED spotlights and an air extraction fan.

#### DINING / SITTING ROOM 11'3" x 9'11" (3.44m x 3.03m )

A cosy dining / sitting room with tiled flooring, space for settees, television point, log burning stove, and ceiling coving.

#### SUN ROOM 8'3" x 12'0" (2.53m x 3.66m )

A bright and airy sunroom with tiled flooring, space for a table and chairs, 1x central heating radiator, 1x wall light, and uPVC double glazed window and patio doors to the reargarden.

#### OFFICE ROOM 8'7" x 8'4" (2.64m x 2.55m )

Having space for a desk and chairs, fitted wardrobes and drawers, 1x central heating radiator and uPVC double glazed window to the front elevation.

#### FIRST FLOOR / LANDING

On the first floor / landing there is a loft hatch.

#### BEDROOM ONE 9'1" x 15'6" (2.77m x 4.74m )

A bedroom of double proportions with space for drawers, 1x central heating radiator, recessed LED spotlights, door to en-suite, door to walk in wardrobe and uPVC double glazed window to the front elevation.

#### DRESSING ROOM 8'8" x 7'2" (2.65m x 2.19m )

Having wood effect flooring, fitted shelving rails, space for drawers, loft hatch, recessed LED spotlights and uPVC double glazed window to the front elevation.

#### EN-SUITE

A beautifully presented four piece en-suite comprising of: tiled flooring, part tiled walls, shower cubicle with rainfall shower head, push button w.c, sink in vanity unit with chrome mixer tap, freestanding roll top bath with chrome mixer tap, heated chrome towel rack, recessed LED spotlights and an air extraction fan.

#### BEDROOM TWO 8'8" x 11'10" (2.66m x 3.62m )

Another bedroom of double proportions with fitted wardrobes, space for drawers, 1x central heating radiator, door to en-suite and uPVC double glazed window to the front elevation.

#### EN-SUITE

A modern three piece en-suite shower room comprising of: mosaic print flooring, shower cubicle, low level w.c, sink in vanity unit with chrome mixer tap, heated chrome towel rack, recessed LED spotlights, air extraction fan and uPVC double glazed frosted window to the front elevation.

#### BEDROOM THREE 18'3" x 8'9" (5.57m x 2.68m )

Yet again a bedroom of double proportions with wood effect flooring,

space for a wardrobe and drawers, television point, 2x central heating radiators, recessed LED spotlights and uPVC double glazed window to the rear elevation.

#### BEDROOM FOUR 8'2" x 12'0" (2.51m x 3.67m )

A bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

#### BATHROOM

A contemporary three piece bathroom suite comprising of: fully tiled flooring and walls, panelled bathtub with chrome mixer tap, shower over and shower screen, push button w.c, pedestal sink with chrome mixer tap, heated chrome towel rack, recessed LED spotlights, air extraction fan and uPVC double glazed frosted window to the rear elevation.

#### GARAGE 17'7" x 18'0" (5.36m x 5.50m )

Having a remote control electric roll door and ample space for storage / off road parking.

#### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/doors-gate-bacup/>

#### PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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## OUTSIDE

Externally, this stunning home boasts an impressive outdoor space. To the front, a block-paved driveway provides ample off-road parking and leads to a detached garage. The beautifully landscaped rear garden features an Indian stone flagged patio ideal for outdoor seating and entertaining, complemented by an artificial lawn and a charming mini putting green. Additional highlights include an outbuilding with electrics currently housing a hot tub, stone water feature, potting beds, palm tree, well-maintained shrubs, outdoor lighting, and a water tap—creating a stylish and versatile garden space perfect for relaxing or hosting.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area<sup>(1)</sup>

2193 ft<sup>2</sup>

203.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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