



54 Fieldfare Way, Bacup, Lancashire. OL13 9PP

- Executive detached home
- Found on the ever popular Fieldfare Way
- Offered for sale with no onward chain
- Beautifully presented throughout
- One welcoming sitting room
- Eye catching modern kitchen having a range of integrated appliances
- Separate utility room
- Converted garage - currently used as a dining room but potentially a fourth bedroom
- Downstairs W/C
- Three double bedrooms to the first floor
- Main bedroom benefitting from a three piece en-suite shower room
- Modern family bathroom suite
- Impressively landscaped back garden with Indian stone paving
- Double driveway to the front providing ample off road parking
- EPC - C
- Early viewing a must!



PROPERTY DESCRIPTION

This executive detached home is found on the ever popular Fieldfare Way and is offered for sale with no onward chain. The impressively presented accommodation is sure to catch the eye of any growing family and comprises of: a generous living room, an eye catching modern kitchen having a range of integrated appliances and a separate utility room off, converted garage that is currently used as a dining room but has previously been a fourth bedroom, downstairs W/C, three double bedrooms to the first floor - the main bedroom having a three piece en-suite shower room, and a further modern family bathroom suite. The current owners have beautifully landscaped the rear garden having Indian stone paving and laid lawns, whilst to the front is a double driveway providing ample off road parking. Warmed by gas central heating and being Upvc double glazed throughout. EPC - TBC. Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

4.88m x 3.68m (16' 0" x 12' 1")

Breakfast Kitchen

7.44m x 2.72m (24' 5" x 8' 11")

Utility Room

2.3m x 1.65m (7' 7" x 5' 5")

Downstairs W/C

Converted Garage

3.78m x 3.3m (12' 5" x 10' 10")

First Floor

Main Bedroom

3.51m x 3.48m (11' 6" x 11' 5") Measured to the fitted wardrobes.

En-Suite Shower Room

Bedroom Two

3.4m x 2.97m (11' 2" x 9' 9")

Bedroom Three

3.43m x 3.4m (11' 3" x 11' 2")

Family Bathroom

2.51m x 1.65m (8' 3" x 5' 5")

Outside

Gardens

The property boasts beautifully landscaped gardens to the rear, having Inidan stone paved patio's and a laid lawn. Enclosed panel fencing acts as a screen and provides privacy.

To the front of the property is a double driveway providing ample off road parking.

Further Information

Information

The property is on a leasehold title, the details of which will be confirmed in the conveyancing process.

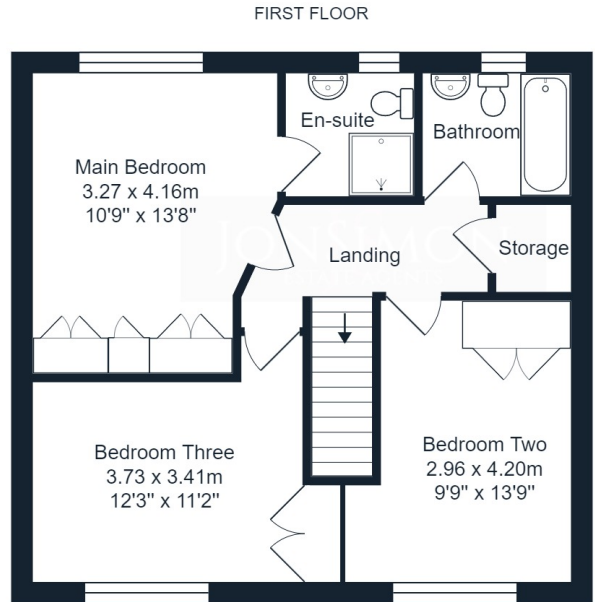
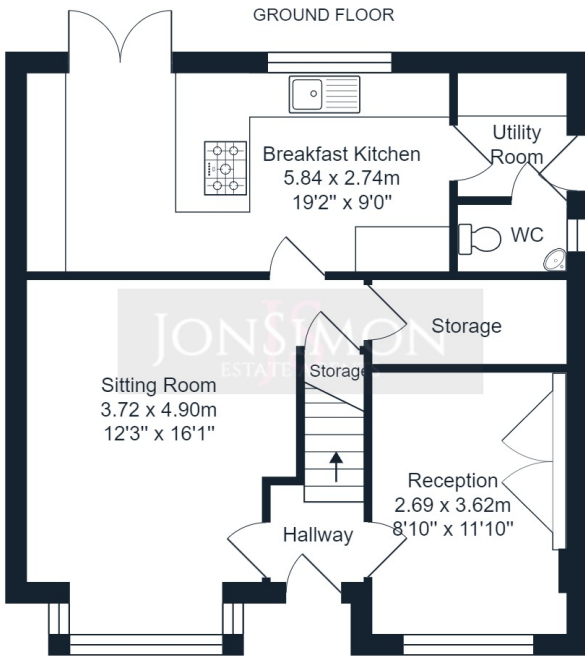
The property is located in an area considered low risk for surface water flooding.

Council Tax - Band C.

According to ofcom, there are a number of companies providing mobile and broadband coverage, and ultrafast is available.



FLOORPLAN & EPC



Fieldfare Way, Bacup, OL13 9PP

Total Area: 108.5 m² ... 1168 ft²

All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	