



32 Buttermere Avenue, Bacup,
Lancashire OL13 9BL



PROPERTY DESCRIPTION

**** FOUR BEDROOM DETACHED FAMILY HOME**** Buttermere Avenue is a beautifully presented and spacious four-bedroom family home, situated in a sought-after area of Bacup. Impeccably maintained by the current owners, this home is perfect for a growing family looking to upsize. Spread across three floors the property comprises of a entrance hallway, a superb open-plan dining kitchen with integrated appliances, an office, a spacious utility room leading to the lower level garden space, a downstairs guest WC and access to the garage to the ground floor. To the first floor a large lounge with patio doors leading onto the garden, three well-proportioned bedrooms and a large family bathroom. To the second floor a double bedroom with ample amounts of wardrobe space and built in walk in wardrobe with extra storage, separate office space and an en-suite shower room. Outside, a wide driveway provides ample off-road parking, a well kept lower level garden space, and a larger higher level garden with paved area for seating and a beautiful grassed area. This home truly is a must see! Conveniently located within walking distance of excellent schools and Bacup town center as well as beautiful walking routes this home is a must-see. Viewing is highly recommended and strictly by appointment through our Bacup office.

Council Tax Band - D Local Authority - Rossendale Borough Council

EPC - B

Tenure - Freehold

Flood risk : Very Low

Broadband Availability - Super fast available

Mobile Coverage - Three Likely, O2 - Likely, Vodafone Limited, EE Limited.

FEATURES





ROOM DESCRIPTIONS

Ground Floor

Office

2.71m x 2.69m (8' 11" x 8' 10")

Open Plan Kitchen and Dining

6.45m x 2.69m (21' 2" x 8' 10")

Utility Room

2.59m x 1.95m (8' 6" x 6' 5")

Quest W/C

First Floor

Lounge

3.15m x 5.28m (10' 4" x 17' 4")

Bedroom One

2.970m x 3.69m (9' 9" x 12' 1")

Bedroom Two

3.490m x 2.16m (11' 5" x 7' 1")

Bedroom Three

3.6m x 2.3m (11' 10" x 7' 7")

Family Bathroom

2.060m x 2.62m (6' 9" x 8' 7")

Second Floor

Office space

Bedroom Four

4.51m x 3.4m (14' 10" x 11' 2")

En-Suite Shower Room

OUTSIDE

Driveway

Ground Floor Garde

Fist Floor Garden



ADDITIONAL INFORMATION

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EPC - B

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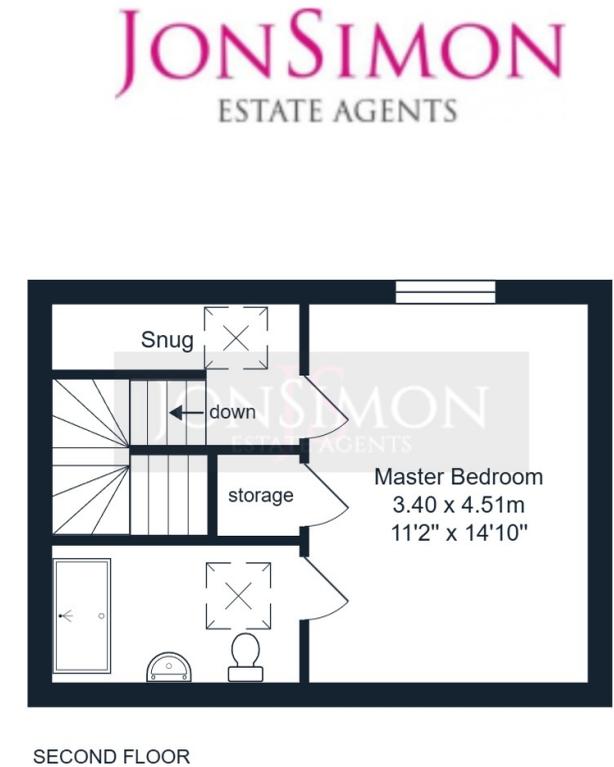
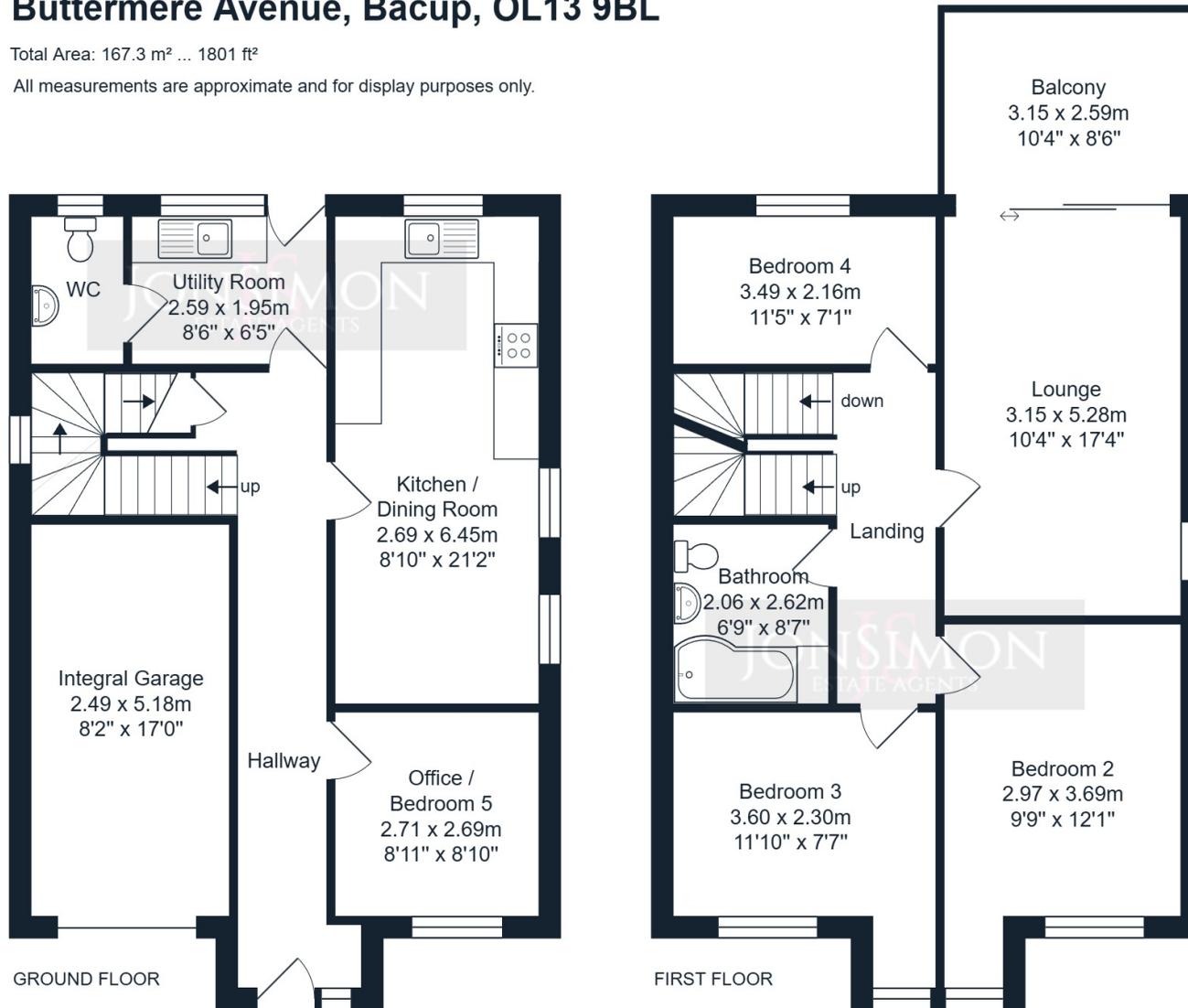
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		91
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN

Buttermere Avenue, Bacup, OL13 9BL

Total Area: 167.3 m² ... 1801 ft²

All measurements are approximate and for display purposes only.



SECOND FLOOR