



3 Heathfield Road, Bacup  
£189,950





## 3 Heathfield Road

Bacup, Bacup

\*\*\* SEMI-DETACHED PROPERTY / THREE BEDROOMS / SPACIOUS LOUNGE / KITCHEN DINER / LARGE REAR GARDEN / IDEAL FAMILY HOME / GREAT LOCATION / VIEWINGS HIGHLY RECOMMENDED \*\*\*  
Council Tax band: B

Tenure: Freehold

- Semi Detached
- Three Bedrooms
- Spacious Lounge
- Kitchen / Dining Room
- Large Rear Garden
- Ideal Family Home
- Great Location
- Viewings Highly Recommended



#### Entrance Hall

4' 6" x 2' 11" (1.38m x 0.88m)

Composite UPVC front door, access to lounge and stairs lead to first floor.

#### Lounge

11' 12" x 14' 7" (3.65m x 4.45m)

Spacious front facing lounge, 2 double glazed windows, radiator and access to the open plan dining/kitchen.

#### Dining Room

10' 11" x 11' 9" (3.32m x 3.58m)

Large rear facing room with ample space for a dining table and side boards. Patio doors leading out to the back garden and rear and side facing double glazed windows.

#### Kitchen

10' 11" x 5' 10" (3.32m x 1.78m)

Rear facing kitchen, small double glazed window. A good range of wall and base units, a 4 ring gas hob with extractor fan and oven. Space for free standing fridge/freezer and plumbed for washing machine.

#### Bedroom One

10' 11" x 11' 9" (3.32m x 3.58m)

Rear facing master bedroom, double glazed window, radiator and fitted wardrobes.

#### Bedroom Two

11' 12" x 9' 10" (3.65m x 2.99m)

Large front facing double bedroom, double glazed window, radiator and fitted wardrobes.

#### Bedroom Three

8' 8" x 7' 9" (2.65m x 2.37m)

Front facing single bedroom, double glazed window, radiator and small fitted wardrobes.

#### Revilo Insight

Tenure: Freehold / Title No: LA565007 / Class of Title: Absolute / Tax Band B / Parking: On road





## FRONT GARDEN

Good sized enclosed front garden with a large hedge providing privacy. A small area of lawn with a patio in the corner and a paved path to the front door.

## REAR GARDEN

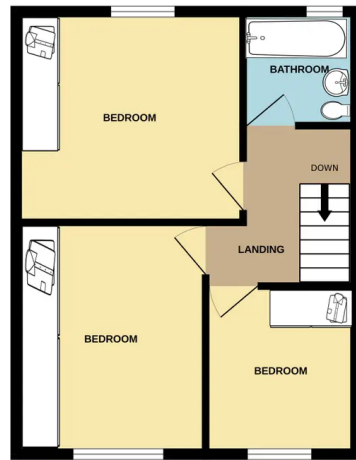
Large rear garden with a good sized lawn area down the side of the property, a large patio to the rear as well as a decking area in the corner of the garden.



GROUND FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 804 sq.ft. (74.7 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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