



65 Bankside Lane, Bacup

In Excess of **£260,000**





65 Bankside Lane

Bacup, Bacup

*** ATTRACTIVE EXTENDED SEMI-DETACHED PROPERTY FINISHED TO THE HIGHEST STANDARD / THREE BEDROOMS / THREE RECEPTION ROOMS INC SUN ROOM / MULTI FUEL STOVE / DRIVEWAY PARKING & GARAGE / LANDSCAPED REAR GARDENS / OPEN ASPECT VIEWS / IDEAL FAMILY HOME / VIEWINGS HIGHLY RECOMMENDED ***

Council Tax band: B

Tenure: Freehold

- Attractive Extended Semi-Detached
- Three Reception Rooms
- Sun Room
- Landscaped Rear Garden
- Open Aspect Views
- DG & GCH
- Driveway Parking & Garage
- Well Presented Throughout
- Viewings Highly Recommended



Entrance Porch

2' 4" x 6' 0" (0.72m x 1.84m)

Front facing entrance door and side facing windows, tiled floor and hall access.

Hall

14' 2" x 5' 10" (4.32m x 1.79m)

Front facing door & window, radiator, neutral décor, ceiling coves, under stair storage cupboard, tiled floor and staircase leading to the first floor.

Lounge

10' 10" x 11' 10" (3.30m x 3.61m)

Front facing double glazed Bay window, radiator, neutral décor, ceiling coves, wood effect laminate flooring, multi fuel stove, accessed via the dining room.

Dining Room

11' 10" x 10' 11" (3.60m x 3.33m)

Rear facing French doors giving access to the sun lounge, radiator, feature decorated wall, dining area and wood effect laminate flooring.

Sun Room

7' 3" x 10' 8" (2.22m x 3.26m)

Rear facing double glazed French doors giving access to the private rear garden, two rear facing Velux windows, radiator, wall lights, seating area, exposed stonework, tiled floor and access to the kitchen.

Kitchen

16' 4" x 6' 4" (4.97m x 1.94m)

Rear & side facing double glazed windows, radiator, fitted kitchen with a good selection of wall and base units, complimentary work surfaces, breakfast bar, splash back tiling, sink & drainer, induction hob, extractor and oven, plumbed for automatic washing machine, space for a tumble dryer and free standing fridge freezer and tiled floor.





First Floor Landing

8' 1" x 6' 11" (2.47m x 2.10m)

Side facing double glazed window, neutral décor, loft hatch with drop down ladders.

Bedroom One

11' 11" x 11' 0" (3.62m x 3.35m)

Rear facing double glazed window, open aspect views, radiator, neutral décor double room, fitted wardrobes.

Bedroom Two

10' 10" x 10' 11" (3.30m x 3.34m)

(3.81m to Bay) Front facing double glazed Bay window, radiator, neutral décor double room.

Bedroom Three

7' 4" x 6' 11" (2.24m x 2.10m)

Front facing double glazed window, radiator, neutral décor, single bedroom or home office.

Bathroom

6' 10" x 6' 9" (2.09m x 2.07m)

Rear facing double glazed frosted window, heated towel rail, ceiling spot lights, three piece suite in white comprising WC, pedestal sink & 'P' shape panel bath with shower & screen, part tiled walls and expel air.

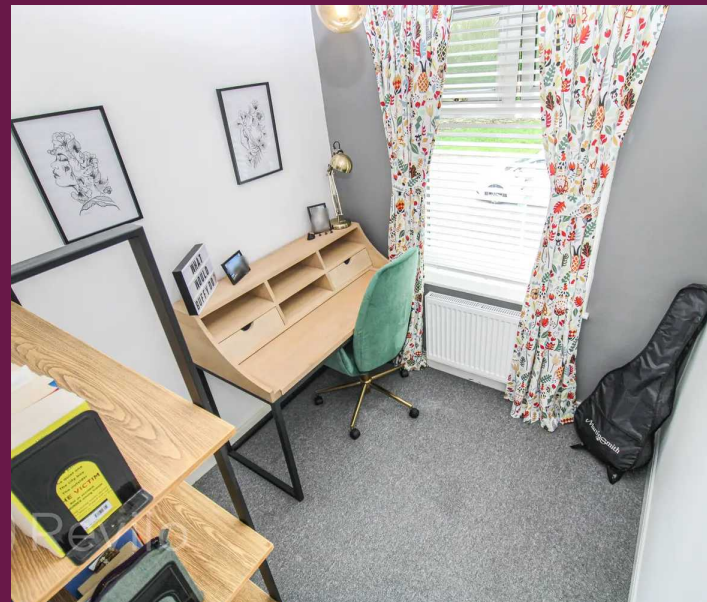
Garage

17' 8" x 9' 5" (5.38m x 2.86m)

Front facing manual garage door and rear facing window & door giving access to the private rear garden, lights & power, central heating boiler.

Revilo Insight

Tenure: Freehold / Title No: LA841417 / Class Of Title: Absolute / Tax Band: B / Parking: Driveway Parking & Garage





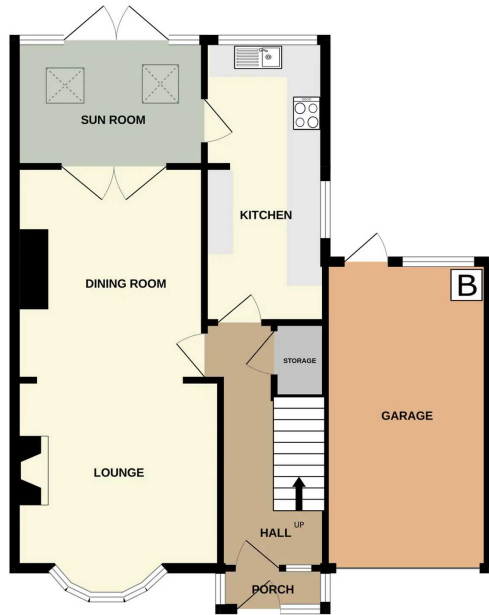
GARDEN

Externally to the front of the property is a mature garden, woodstore and walled & fenced boundary. To the rear is an impressive landscaped garden with stunning countryside views. The French doors in the sun room leads to a paved patio with a wooden pergola that provides cover and an ample area for outdoor seating/dining and BBQs. Steps lead down to a mid level with a levelled paved section suitable for more seating or a greenhouse which is currently in situ. The steps then lead down to the lawned garden, vegetable beds and fenced & hedged boundaries. This private setting is the perfect spot for summer evenings with peaceful views stretching across the valley.

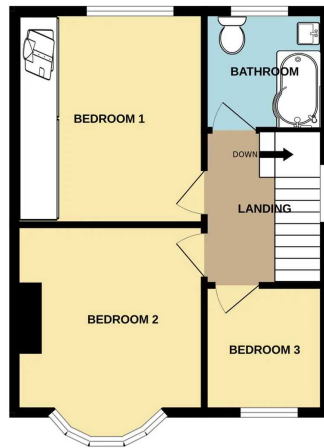
Driveway for multiple cars leading to the garage.



GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.

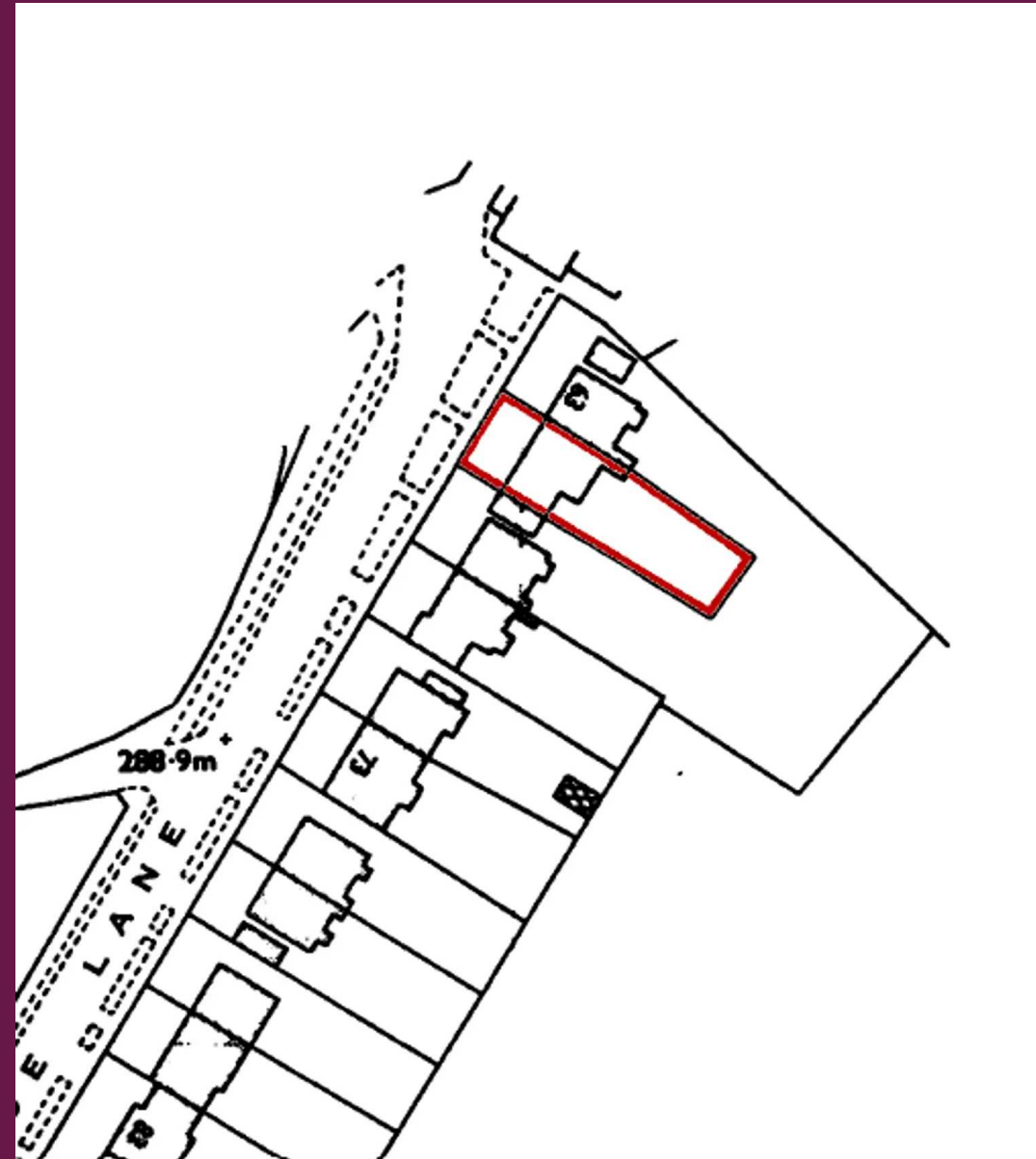


1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.5 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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