



5 Green Hill, Bacup
Offers in Region of **£245,000**





5 Green Hill

Bacup, Bacup

*** EXTENDED SEMI-DETACHED / FOUR BEDROOMS / SHOWER ROOM & WC/UTILITY / MODERN KITCHEN DINER / FULLY MODERNISED THROUGHOUT / OPEN ASPECT VIEWS / PRIVATE SETTING / LARGE GARDENS WITH RAISED DECK / IDEAL FAMILY HOME / VIEWINGS HIGHLY RECOMMENDED ***

Council Tax band: B

Tenure: Freehold

- Extended Semi-Detached
- Four Bedrooms
- Modern Kitchen Diner & Shower Room
- WC/Utility
- Large Plot
- Open Aspect Views
- Private Location off Rochdale Road
- Potential to Add Off Road Parking
- Modernised Throughout
- High Quality Fixtures & Fittings





Entrance Hall

11' 9" x 5' 11" (3.59m x 1.80m)

Front facing entrance door, radiator, neutral décor, under stair storage cupboard and staircase leading to the first floor.

Lounge

11' 10" x 12' 11" (3.60m x 3.93m)

Front facing double glazed patio doors giving access to the raised deck and stunning open aspect views, radiator, neutral décor, ceiling spot lights, recessed ceiling, discrete fitted storage and archway through to the kitchen diner.

Kitchen Diner

8' 4" x 26' 9" (2.55m x 8.16m)

Rear facing double glazed window and rear facing double glazed French doors giving access to the private and spacious rear garden, radiator, ceiling spot lights, discrete fitted storage with wall mounted boiler, dining area, modern fitted kitchen with a good selection of wall and base units, quartz work surfaces and splash backs, integrated fridge & freezer, self cleaning double oven and built in microwave, five ring induction hob with extractor over, stainless steel sink and mixer tap, dish washer and tiled floor.

WC/Utility

7' 1" x 6' 4" (2.17m x 1.92m)

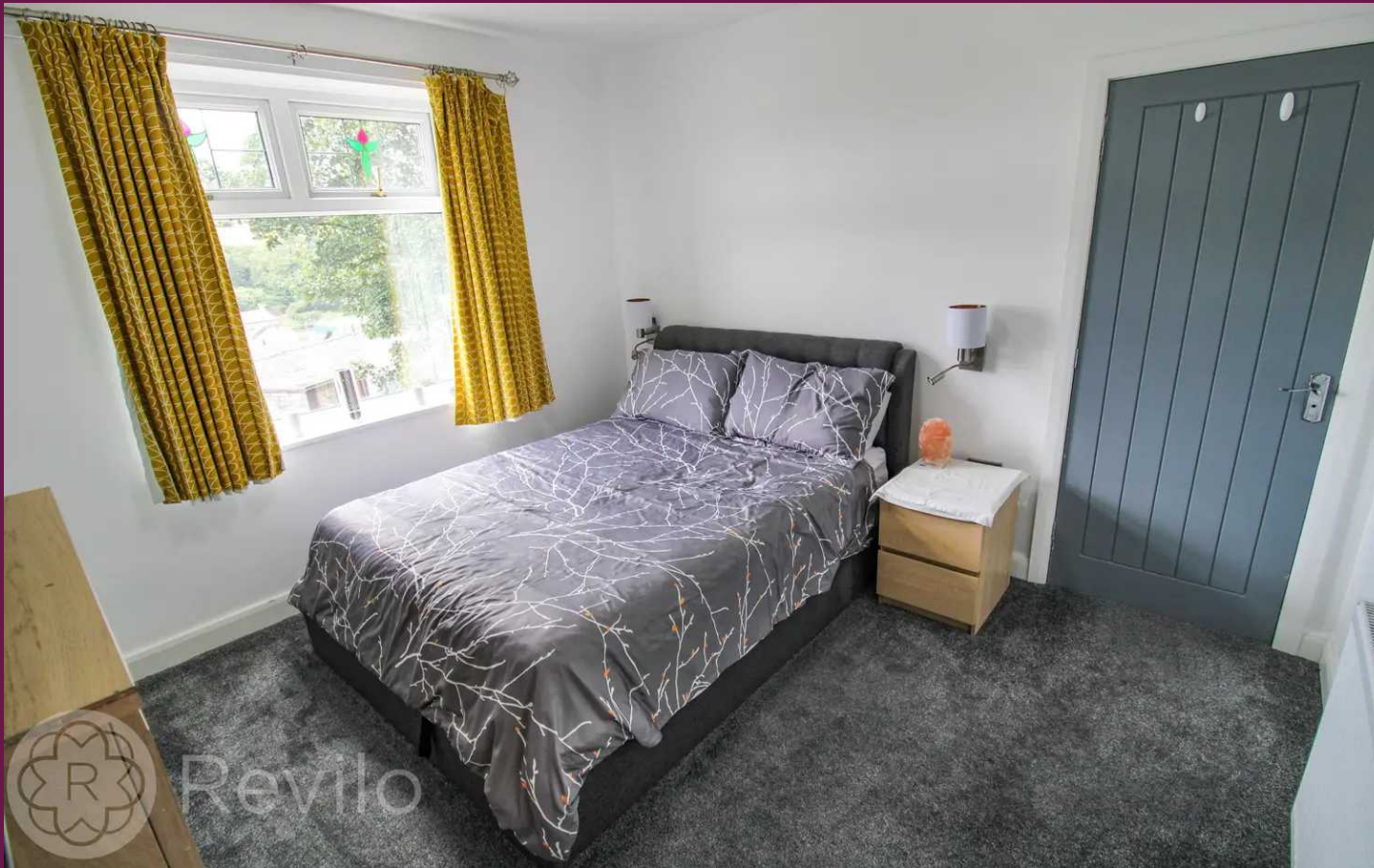
Front facing double glazed frosted window, heated towel rail, two piece suite in white comprising WC & pedestal sink, splash back tiling, utility area which plumbing for an automatic washing machine and vented for a tumble dryer and expel air.

First Floor Landing

6' 11" x 6' 11" (2.12m x 2.11m)

Neutral décor, ceiling spot lights and loft hatch with drop down ladders.





Bedroom One

11' 7" x 12' 1" (3.52m x 3.68m)

Front facing double glazed window, radiator, neutral décor, double room and stunning open aspect views.

Bedroom Two

8' 11" x 11' 1" (2.71m x 3.38m)

(width increasing to 3.67m) Rear facing double glazed window, radiator, neutral décor, double room.

Bedroom Three

15' 11" x 6' 3" (4.86m x 1.90m)

Front & side facing double glazed windows, radiator, neutral décor, double room and stunning open aspect views.

Bedroom Four

7' 4" x 6' 11" (2.23m x 2.11m)

Front facing double glazed window, radiator, neutral décor, single room or home office and stunning open aspect views.

Bathroom

5' 7" x 7' 10" (1.69m x 2.40m)

Shower room with two front facing double glazed frosted windows, heated towel rail, ceiling spot lights, three piece suite in white comprising WC, vanity hand basin with storage and double walk in shower.

Revilo Insight

Tenure: Freehold / Title No: LA569688 / Class Of Title:

Absolute / Tax Band: B / Parking: on street parking with the potential to add a car port & drive.

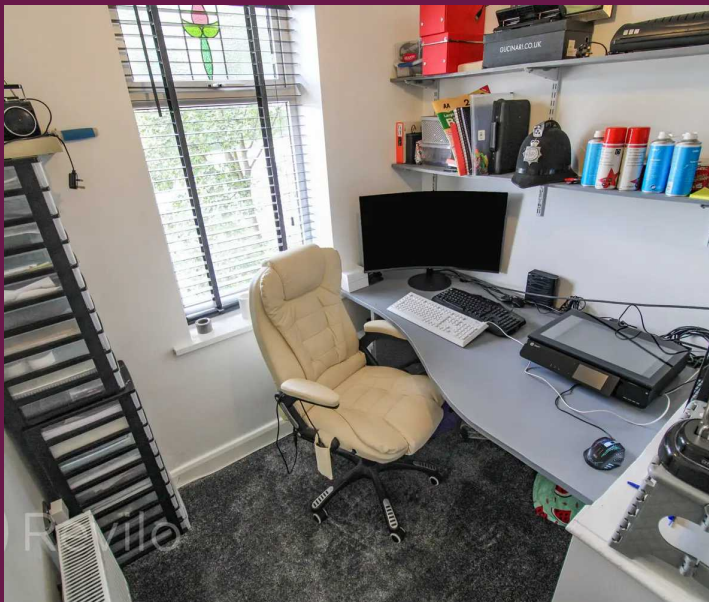




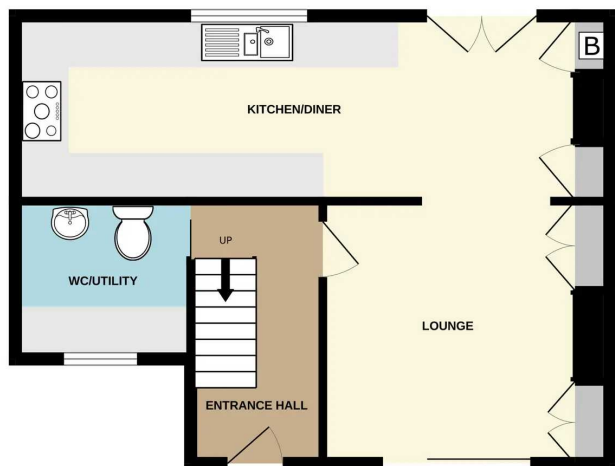
GARDEN

The outside space of this property is truly impressive. Surrounded by large gardens to the front, rear and side, there is plenty of room to enjoy outdoor activities and soak up the sunshine. A newly installed raised decking area offers breath-taking views, making it the ideal spot for relaxing with a refreshing drink or hosting summer barbeques. The rear of the property also provides gated access, ensuring both convenience and security. Furthermore, the garden area has been enhanced with modern timber fencing, adding to the overall aesthetics of the property. With outside lighting and a tap, convenience is at your fingertips.

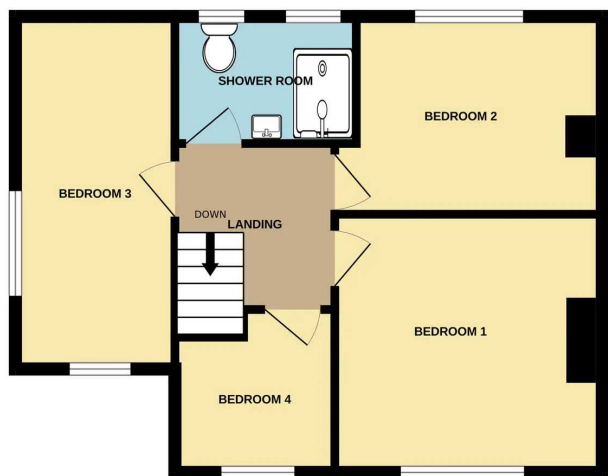
In terms of parking, there is currently on-street parking available, with the exciting possibility of creating a dedicated car port or off-road parking area accessible from Rochdale Road.



GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.

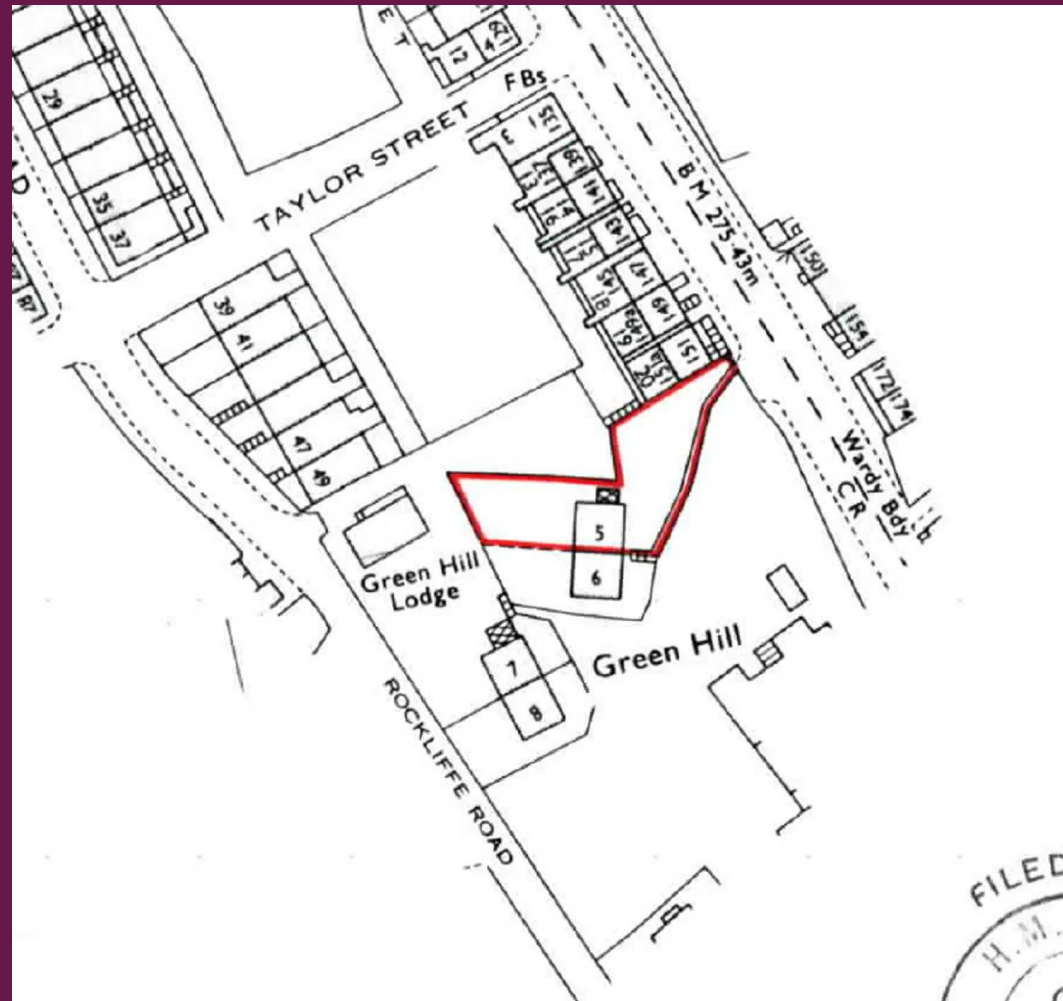


1ST FLOOR
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.3 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.
Made with Metropix ©2023





Revilo Homes & Mortgages- Rochdale

Revilo Homes Ltd, Revilo House - OL11 5BX

01706 509 237 • info@revilohomes.co.uk • www.revilohomes.co.uk