



£114,950

**5 Step Row
Higher Broadclough
Bacup OL13 8PT**

DESCRIPTION

A stunning and larger than expected two double bedroom terrace cottage.

This is an ideal purchase for any buyer searching for something that quite simply oozes an adhering character. Being positioned within this beautiful backwater of Bacup, this is in our opinion a dwelling that suit any buyer who is keen to 'go home and unwind'.

This wonderfully quirky property boasts quality features and a brief selection of these include double glazing, gas fired central heating run from a combination boiler, main reception area, generously sized lounge with open fire, and spacious and well equipped kitchen diner. To the first floor are two double bedrooms with bedroom one enjoying a wonderful outlook across onto the fields and surrounding countryside, and spacious bathroom that contains a three piece white suite with shower facility over the bath.

Externally, there is a cottage style garden to the front. To the rear is an extremely pleasant tiered garden which is decked at the higher level providing an idyllic place to sit and enjoy the surrounding views.

LOCATION

Heading out of Burnley along Todmorden Road and at the traffic lights continue straight ahead onto the A671 heading in the direction of Bacup. On travelling for approximately three miles, travelling onto Burnley Road you will notice Step Row set back on the right hand side.

COUNCIL TAX

Band B.

ACCOMMODATION

GROUND FLOOR

Main Entrance Reception Glazed entrance door, central heating radiator, staircase giving access to the first floor.

Lounge 4.56m x 4.14m. Double glazed leaded window, two central heating radiators, open fire with Victorian style fire surround, television aerial point, beams to ceiling, wall light points.

Kitchen Diner 5.01m x 2.69m. Excellent selection of fitted base and wall cupboards with work surface areas and matching wine rack, inbuilt appliances to include double electric oven, four ring gas hob with fan hood, plumbing for automatic washing machine, double glazed leaded window, wall mounted gas combination boiler, French style doors that lead out into the rear terraced patio.

FIRST FLOOR

Landing Area Access to loft.

Bedroom One 5.04m x 2.75m. Double glazed leaded window enjoying a beautiful aspect across fields and surrounding countryside, central heating radiator.

Bedroom Two 4.56m x 2.89m. Double glazed leaded window, an excellent choice of fitted furniture to include wardrobes and overhead storage, central heating radiator.

Spacious Bathroom 3.64m x 1.84m. Three piece white suite to include wc, wash basin and bath with shower facility over, central heating radiator, co-ordinating tiling to the elevations, double glazed leaded window, downlighters to the ceiling.

EXTERNALLY

To the front is an entrance cottage style forecourt garden. To the rear is a tiered patio terrace style garden, the first level has been paved for ease of management and the higher level is of wooden decking and certainly provides an idyllic ambiance to enjoy the surrounding fields and countryside and is an ideal place to sit and enjoy the morning coffee.

VIEWING

Strictly by appointment through the agent's Burnley office.

REF

20001.

SERVICES

The heating system, electric appliances and fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

INDEPENDENT MORTGAGE SERVICES

How much can I borrow? What will my payments be? Who offers the best products? Petty Chartered Surveyors, in partnership with Mortgage 65 Ltd, offer a fully independent mortgage advisory service. We have access to all lenders and insurance companies and offer quotations or general advice in any of our offices. You can contact Steve Harvey on 01282-415111.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON YOUR PROPERTY.

Website: www.petty.co.uk



Lounge



Bedroom Two



Kitchen Diner



Bathroom



Bedroom One



Seating Area

Energy Performance Certificate



5, Step Row
BACUP
OL13 8PT

Dwelling type: Mid-terrace house
Date of assessment: 20 April 2010
Date of certificate: 20-Apr-2010
Reference number: 2608-3024-6234-7550-0984
Type of assessment: RdSAP, existing dwelling
Total floor area: 75 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	43	61
(21 - 38) F		
(1 - 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	40	56
(21 - 38) F		
(1 - 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	462 kWh/m ² per year	313 kWh/m ² per year
Carbon dioxide emissions	5.8 tonnes per year	3.9 tonnes per year
Lighting	£77 per year	£38 per year
Heating	£881 per year	£638 per year
Hot water	£128 per year	£92 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Chartered Surveyors, Auctioneers, Estate Agents

Petty Chartered Surveyors (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of this property for whom they act give notice that; 1 These particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract. 2 Petty Chartered Surveyors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy. 3 No employee of Petty Chartered Surveyors (and their Joint Agents where applicable) has any authority to make any representation or warranty to enter into any contract what ever in relation to the property. 4 Petty Chartered Surveyors will not be liable in negligence or otherwise for any loss arising from the use of these particulars.