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## Daisy Bank, Bacup, Lancashire, OL13

**89,500**

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Entwistle Green are delighted to offer for sale this fully refurbished end terraced property is located of Burnley Road in Bacup. The property briefly comprises of a large lounge/dining room, fitted kitchen, three bedrooms and a family bathroom. The property also benefits from gas central heating, double glazing and gardens front and rear.

\* Recent gas central heating - condensing boiler. \* Attractive contemporary upvc double glazing throughout. \* Intruder alarm system. \* Replastered, new ceilings, renewed jinery, fully reboarded first floor, ornate skirtings, rewired, replumbed, reroofed, etc. \* Hardwired smoke detector, \* Refitted kitchen and bathroom. \* All carpets and window dressings etc.



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## Accommodation

3 Bedrooms

1 Reception

1 Bathroom

### Hall

upvc panelled and double glazed front door, wall mounted radiator, staircase to first floor.

### Lounge/ Diner

Triple aspect 7.32m (24 ft) lounge/dining room. Lounge: 4.84m (15'10") x 3.35m (11.0") upvc double glazed windows to both front and side elevation. Open living flame coal effect gas fireset to contemporary surround with hearth and mantle, tv aerial point, provision for satellite tv, telephone point, double wall mounted radiator. Dining area: 2.49m (8'2") x 4.19m (13'9") upvc double glazed window to rear elevation, double wall mounted radiator, together with lounge area this makes a spacious and light room.

### Kitchen 2.4m x 2.2m

Fitted with range of wall and base units in beech finish with stainless steel handles, contrasting roll edged granite effect working surfaces, inset stainless steel sink with mixer tap, integrated four ring stainless steel gas hob, illuminated extractor hood fitted over and inbuilt electric underoven, fully integrated fridge and freezer, plumbing for automatic washing machine (recently purchased attractive auto washer to be included in the sale), ceramic wall tiling, vinyl tiled floor, upvc double glazed window provides pleasant outlook onto patio yard and upvc panelled and double glazed exterior door opens onto the yard.

### First Floor

#### Landing

Spindle balustrading to stairwell, exposed feature boarded floor with complementary skirtings, panelled doors to rooms off, loft access.

#### Bedroom 1 4.2m x 2.3m

Feature boarded floor continued through from landing, upvc double glazed window provides pleasant outlook to front, tv aerial provision.

#### Bedroom 2 3.2m x 2.3m

Window to rear elevation, feature boarded floor continued through from landing, wall mounted radiator.

#### Bedroom 3 2.4m x 2.3m

Upvc double glazed window to side elevation, feature boarded floor continued through from landing, wall mounted radiator.

#### Bathroom 2.4m x 1.8m

Refitted with attractive contemporary suite in white with chrome finished taps/fittings, mixer tap with pop-up waste to handbasin, shower/mixer taps to bath with glazed screen, fully tiled walls in contemporary white ceramics, wall mounted radiator, ceiling mounted extractor fan, upvc double glazed window to side/rear elevation, attractive vinyl tiled floor.

#### Loft

Part boarded and insulated, accessed via retractable aluminium ladder from the landing, installed lighting and condensing gas boiler (installed new April 2007).

#### External

##### Rear Yard

Very attractive paved yard, rebuilt high perimeter wall, corner garden area with evergreen shrubs. Gate to side.