



HOWARTH'S
ESTATE AGENTS



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79 BANKSIDE LANE, BACUP, OL13 8HP

£525 pcm



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ABOUT THE PROPERTY!

This lovely characterful place was previously the landlord's home. It has been well maintained, has some individual features and has a lovely feel to it. The layout of it is uncomplicated and evenly set out. From every window there is either an amazing view or a nice aspect to be enjoyed. The large and interesting garden with its summer house catches the afternoon and evening sun but on a rainy day, the conservatory is also there to be enjoyed. There is off road parking and also a low maintenance front garden. Each of the bedrooms are a double with the master having fitted robes and a walk in closet. The fitted breakfast kitchen comes with a breakfast bar, range cooker and fridge freezer.



THE SPECIFICATION!

Gas central heating. Mostly double glazed windows (apart from stained and leaded landing window and internal kitchen window). Exposed boarded floor to lounge. Plain fitted carpets to stairs and first floor.

GROUND FLOOR



LOBBY

4' 0" x 3' 10" (1.23m x 1.18m) with panelled and glazed front entrance door, cloak hanging, staircase rising to first floor off with handrail, door to:

LOUNGE

14' 2" x 14' 0" (4.34m x 4.29m) a lovely cosy room with exposed boarded floor, picture rail, floating shelves to alcoves and window overlooking front garden, door to:

BREAKFAST KITCHEN

17' 3" x 6' 9" (5.27m x 2.07m) with high level breakfasting area including two stools and fitted with modern range of base and wall units with yellow flush panelled doors and grey working surfaces with stainless steel splash backs, large range stainless steel gas oven, tall fridge freezer, stainless steel sink, space for washing machine, door to understairs storage cupboard, window looking in to the conservatory and double doors with bespoke decorative etched glazing to:



CONSERVATORY

17' 3" x 13' 10" (5.27m x 4.22m) large and of hardwood construction overlooking the rear garden and enjoying amazing open views across the valley and over the countryside.



FIRST FLOOR

LANDING

with original stained and leaded window to side and doors to rooms off.

BEDROOM 1

12' 3" x 10' 9" (3.74m x 3.30m) a large double room with range of fitted robes extending the length of one wall incorporating hanging and shelving provision and with mirror fronted central dresser, walk in closet with further hanging and storage facility and window overlooking the front garden.



BEDROOM 2

10' 1" x 10' 1" (3.09m x 3.08m) a further double room with window providing absolutely outstanding panoramic views to the rear.

BATHROOM

7' 1" x 6' 10" (2.18m x 2.10m) fitted with three



piece suite in white with decorative wall tiling incorporating bath with electric shower over, pedestal wash basin, w.c., airing cupboard, window to rear.

EXTERNAL

THE FRONT GARDEN

level and setting the property nicely back from the roadway.

THE DRIVEWAY

to the front and the side of the property, level, providing tarmac'd vehicular hardstanding.

THE REAR GARDEN

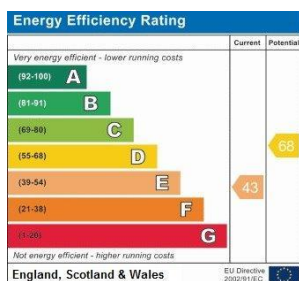
south facing, large, beautifully arranged with wooden summer house, patio, flower beds, artificial grass over decked area and bounded to the rear by meadowland.

TECHNICAL INFORMATION

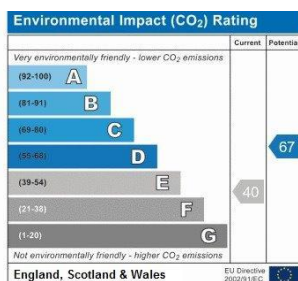
Council tax band B. No water meter is fitted - standard tariff. Gas meter, electric meter and consumer unit in understairs storage cupboard.







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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.