

£370,000
Freehold



JS SIMON
ESTATE AGENTS



Features

- Four bedroom detached family home
- Office space
- Downstairs W/C and Utility Room
- Superb open plan dining/kitchen with integrated appliances
- Large garage with internal access
- Large lounge with patio doors leading onto the garden
- Four well proportioned bedrooms
- 4 piece family bathroom
- En-suite shower room
- Large garden to the rear
- Large driveway for multiple cars
- Early viewing a must!
- EPC -B
- Council Tax - Band D

Summary of Property

**** FOUR BEDROOM DETACHED FAMILY HOME**** Buttermere Avenue is a beautifully presented and spacious four-bedroom family home, situated in a sought-after area of Bacup. Impeccably maintained by the current owners, this home is perfect for a growing family looking to upsize. Spread across three floors the property comprises of a entrance hallway, a superb open-plan dining kitchen with integrated appliances, an office, a spacious utility room leading to the lower level garden space, a downstairs guest WC and access to the garage to the ground floor. To the first floor a large lounge with patio doors leading onto the garden, three well-proportioned bedrooms and a large family bathroom. To the second floor a double bedroom with ample amounts of wardrobe space and built in extra storage, separate office space and an en-suite shower room. Outside, a wide driveway provides ample off-road parking, a well kept lower level garden space, and a larger higher level garden with paved area for seating and a beautiful grassed area. This home truly is a must see! Conveniently located within walking distance of excellent schools and Bacup town center as well as beautiful walking routes this home is a must-see. Viewing is highly recommended and strictly by appointment through our Bacup office.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 91 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Room Descriptions

Ground Floor

Office
Open Plan Kitchen and Dining
Utility Room
Quest W/C

First Floor

Lounge
Bedroom One
Bedroom Two
Bedroom Three
Family Bathroom

Second Floor

Office space
Bedroom Four
En-Suite Shower Room

OUTSIDE

Driveway
Ground Floor Garde
Fist Floor Garden

ADDITIONAL INFORMATION

Additional Information
Council Tax Band - D Local Authority - Rossendale Borough Council
EPC - B
Tenure - Freehold
Flood risk : Very Low
Broadband Availability - Super fast available
Mobile Coverage - Three Likely, O2 - Likely, Vodafone Limited, EE Limited.



