



# Home 1, Deerplay House, Heald Lane, Bacup, Lancashire. OL13 8NZ

- The perfect family home
- Brand new accommodation on offer
- Eye catching open plan kitchen and living space
- Four well proportioned bedrooms
- Brand new four piece bathroom suite
- Solar panels - the 'run off' from which will benefit the tenant
- Allocated parking
- EPC - TBC
- Council Tax - TBC
- Early viewing is considered a must!



## PROPERTY DESCRIPTION

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!! The perfect family home !! This brand new four bedroom home is found in the ever popular, rural setting of Weir and boasts incredible long distance views onto the surrounding countryside. The home has never been occupied and boasts an array of brand new fixtures and fittings, along with accommodation spread of three storeys and comprising of: an eye catching open plan sitting room and kitchen, four well proportioned bedrooms, and a brand new four piece bathroom suite. The tenant will also benefit from the solar panels that have been installed, the 'run off' from which will be benefiting the tenant and will reflect favourably on their energy bills. Allocated parking. EPC - TBC. Council Tax - TBC. Early viewing is considered a must!



## ROOM DESCRIPTIONS

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### Ground Floor

Entrance Hallway

Storage Cupboard

### First Floor

#### Bedroom Four

4m x 2.3m (13' 1" x 7' 7")

#### Open Plan Living Space

9.4m x 3.2m (30' 10" x 10' 6") open with:

Kitchen

Separate W/C

### Second Floor

#### Bedroom One

3.6m x 2.6m (11' 10" x 8' 6")

#### Bedroom Two

3.8m x 2.8m (12' 6" x 9' 2")

#### Bedroom Three

3.4m x 2.7m (11' 2" x 8' 10")

#### Family Bathroom

4.2m x 1.8m (13' 9" x 5' 11")

### Outside

#### Allocated Parking

For two cars.

### Garage



## FLOORPLAN



**Approximate Gross Internal Area = 111.79 sq m / 1203.35 sq ft**

This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings before making any decisions reliant upon them .