

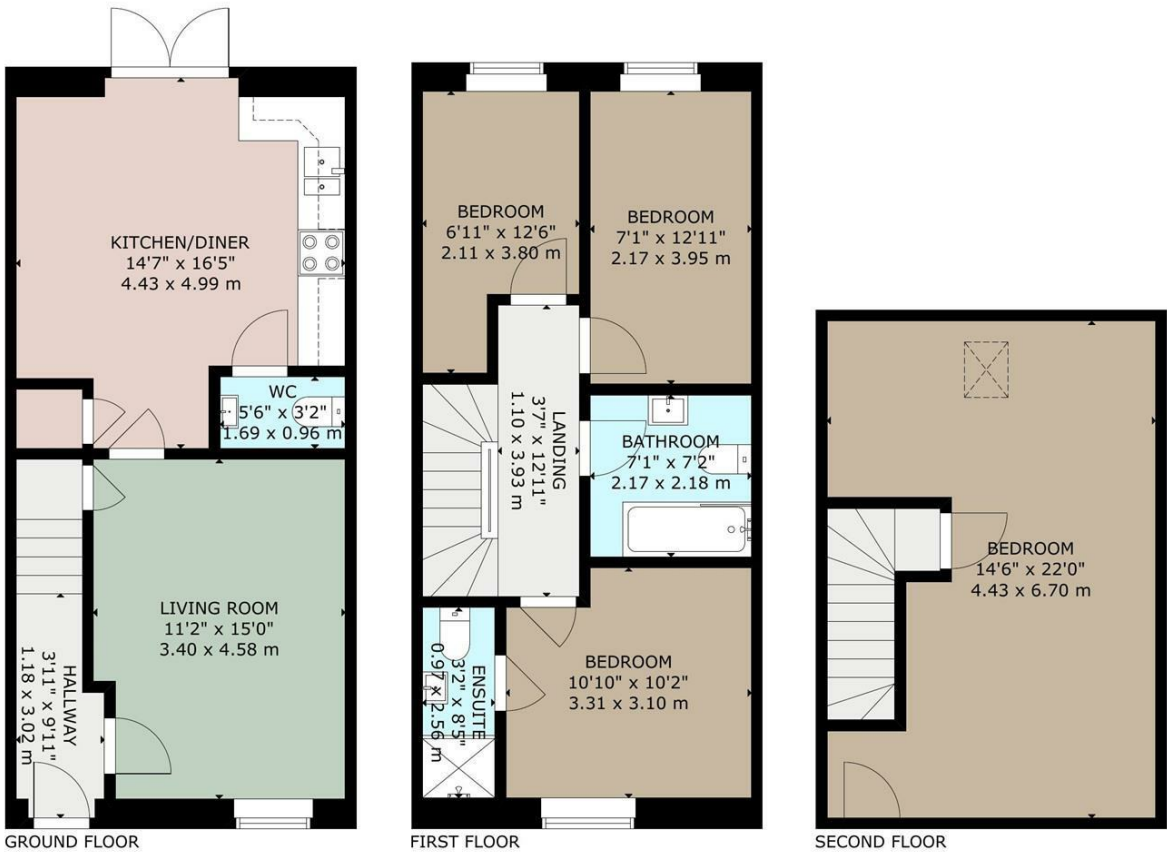


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CHARLES LOUIS

HOMES LIMITED



GROSS INTERNAL AREA
TOTAL: 115 m²/1,243 sq.ft
GROUND FLOOR: 43 m²/462 sq.ft, FIRST FLOOR: 43 m²/464 sq.ft, SECOND FLOOR: 29 m²/317 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



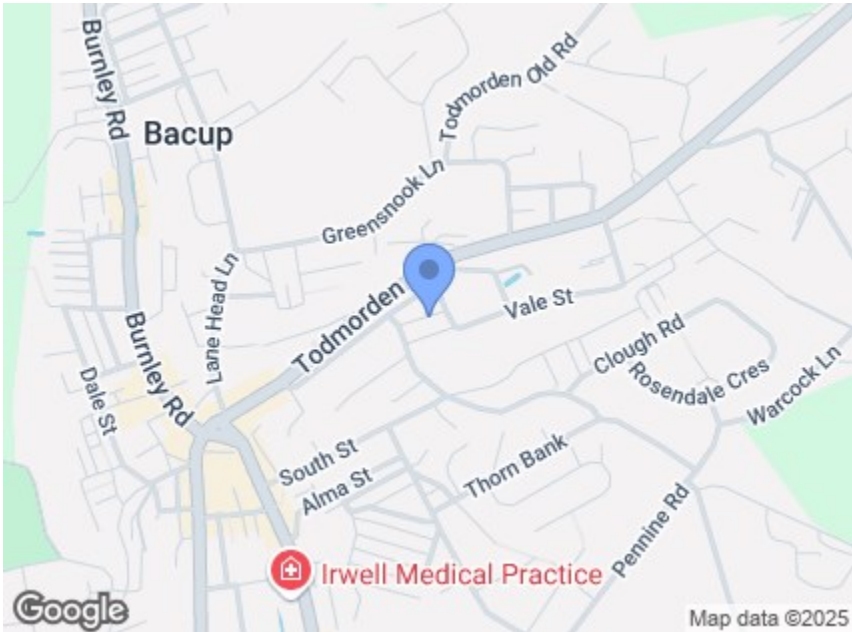
20 Vale Mews

Reed Street, Bacup, OL13 9FP

Price guide £230,000



- Immaculate Four Bedroomed Townhouse, Set Over Three Levels
- Sold With No Chain
- Set In A Quiet & Well Sought After Location
- Located Close To Local Amenities & Transport Links
- Fully Modernised & Finished To A High Standard Throughout
- Open Plan Modern Fitted Kitchen & Diner
- Private Garden With Decking Area & Driveway Parking
- A Must See!!! To Appreciate Size, Location & Finish Of Property



Directions

At the roundabout, take the 1st exit for a56 Keep right to get onto A682 / Edenfield Interchange At the roundabout, take the 1st exit for A681 / Bacup Road Turn right onto Hammerton Green, then left, then bear right onto Spring Gardens

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95	(92 plus) A		
(81-91) B		84	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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***LAST REMAINING TWO PLOTS**IMMACULATE FOUR BEDROOM NEW BUILD PROPERTY**FINISHED TO A HIGH STANDARD THROUGHOUT**LOCATED IN A WELL SOUGHT AFTER AREA**GARDEN & PARKING**A MUST SEE!!!!Charles Louis Homes are pleased to bring to the market this three bedroomed new build property, set over three levels. This new build family home is located in Vale Mews which is a stylish semi-rural development with 30 new build homes. This three-story home features four spacious bedrooms and 3 modern bathrooms including a family bathroom, downstairs WC and master en-suite, offering ample space for a growing family. The property includes a beautiful rear garden with a grassy area and patio decking, perfect for outdoor entertaining or relaxation. For parking, the house provides a convenient double driveway. The surrounding town is known for its warm and friendly atmosphere, making it an ideal location for families. Residents can enjoy a variety of local amenities, including a bustling town centre filled with local traders. The area boasts a selection of butchers, green grocers, and bakers, offering fresh, high-quality produce and fostering a strong sense of community

HALLWAY

4'0 x 9'7 (1.22m x 2.92m)
uPVC door to front elevation, access to downstairs living accommodation, laminate wood flooring, centre ceiling light, stairs leading to first floor

LIVING ROOM

11'3 x 15'2 (3.43m x 4.62m)
uPVC double glazed window with front elevation, gas central heating radiator, centre ceiling light, TV points



OPEN PLAN KITCHEN/DINER

14'7 x 16'5 (4.45m x 5.00m)
uPVC window to rear elevation, fitted with a range of modern wall and base units with complementary worktops, inset sink and mixer taps, four ring hob with integrated oven and extractor above, tiled splash black, space for fridge freezer and plumbing for washing machine, inset spots, tiled flooring and french doors with access to rear garden.



DOWNSTAIRS WC

2'10 x 5'11 (0.86m x 1.80m)
Fitted with a two piece suite, comprising of low level wc and hand wash basin, centre ceiling light and gas central heating radiator.

FIRST FLOOR LANDING

3'11 x 12'9 (1.19m x 3.89m)
Leading off to three bedrooms, family bathroom & access to second floor

BEDROOM ONE

14'7 x 10'1 (4.45m x 3.07m)
Two uPVC double glazed window with front elevation, gas central heating radiator, centre ceiling light, with access to WC



WC

3'2 x 5'6 (0.97m x 1.68m)
Fitted with a two piece suite, comprising of low level wc and hand wash basin, centre ceiling light and gas central heating radiator.

BEDROOM TWO

7'1 x 12'9 (2.16m x 3.89m)
uPVC double glazed window with rear elevation, gas central heating radiator, centre ceiling light.



BEDROOM THREE

6'11x 12'5 (2.11mx 3.78m)
uPVC double glazed window with rear elevation, gas central heating radiator, centre ceiling light.



FAMILY BATHROOM

7'1 x 7'1 (2.16m x 2.16m)
Fitted with a modern three piece suite comprising of low level WC, hand wash basin, bath with shower and glass screen, fully tiled walls, tiled floor, centre ceiling light, extractor fan and radiator.



BEDROOM FOUR

14'6 x 20'10 (4.42m x 6.35m)
Velux window to rear elevation with inset spots, gas central heating radiator, centre ceiling light



REAR GARDEN

Private Two Tiered garden with patio below and stairs leading to lawned area,



Tenure - FREEHOLD
Council Tax Band - C