



## 15 Hazel Grove

, Bacup, OL13 9XT

Offers Over £400,000



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SW are delighted to bring to the market this four bedroomed executive home on the outskirts of Bacup, backing on to the beautiful countryside of the Yorkshire/Lancashire border.

Located in a select development of unique properties, this popular location offers easy links to Rossendale, Todmorden, Burnley and Rochdale, plus excellent local primary and secondary schools.

On the ground floor you enter through a spacious and practical porch, leading to the impressive heart of the home-a stunning open plan lounge/kitchen/diner. This space offers incredible entertaining opportunities and features luxury vinyl tile flooring, granite worktops and the feature oak and glass staircase.

The separate lounge offers further sizeable family living space, including the additional conservatory which works perfectly as either a play room or office space.

The ground floor also features a utility room offering ample storage, plus an immaculate downstairs wc.

Upstairs you will find the light and airy landing with modern decor and views across the valley. The master bedroom features fitted wardrobes and en-suite shower room. Two further bedrooms of unusually large proportions also offer spacious built-in storage. The fourth bedroom, currently set up as a twin, could be a large single or ideal office space. The family bathroom features a corner bath, twin basins and separate shower.

Externally the property boasts a driveway for up to four cars, leading to a double garage with electric door, extensive gardens to three sides and far reaching views of the local countryside.

We strongly recommend early viewings to avoid missing out on this superb family home.

\*\*\* This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. \*\*\*

## **Porch**

6'11" x 5'0" (2.11m x 1.54m)

## **Living Dining Kitchen**

22'10" x 22'11" (6.97m x 7m)

## **Lounge**

22'10" x 12'3" (6.97m x 3.74m)

## **Conservatory**

8'1" x 10'4" (2.47m x 3.17m)

## **Utility**

7'4" x 7'10" (2.26m x 2.39m)

## **Downstairs wc**

7'5" x 3'7" (2.28m x 1.1m)

## **Landing**

18'11" x 6'9" (5.79m x 2.06m)

## **Bedroom One**

15'9" x 10'11" (4.82m x 3.33m)

## **En-suite**

5'1" x 8'0" (1.55m x 2.46m)

## **Bedroom Two**

15'9" x 11'0" (4.82m x 3.37m)

## **Bedroom Three**

15'9" x 9'7" (4.82m x 2.94m)

## **Bedroom Four**

8'1" x 7'3" (2.48m x 2.21m)

## Family Bathroom

10'10" x 8'0" (3.31m x 2.44m)

## External

Driveway for up to four cars, double garage, extensive gardens to three sides, beautiful countryside views.

## Viewings

Viewings are strictly by appointment only. Please contact SW Property.

## Directions

For Satnav please use the postcode OL13 9XT

## Please note:

SW Property Management Limited are selling this property on behalf of an employee of the company.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your

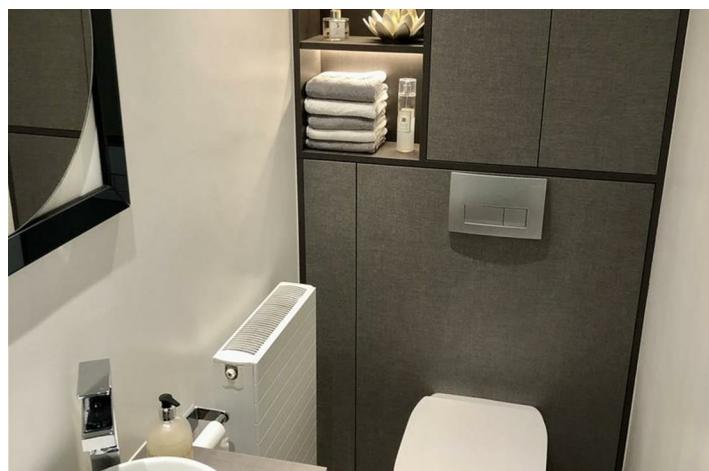
co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



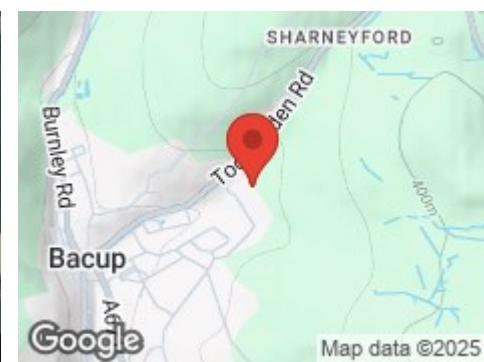
## Road Map



## Hybrid Map



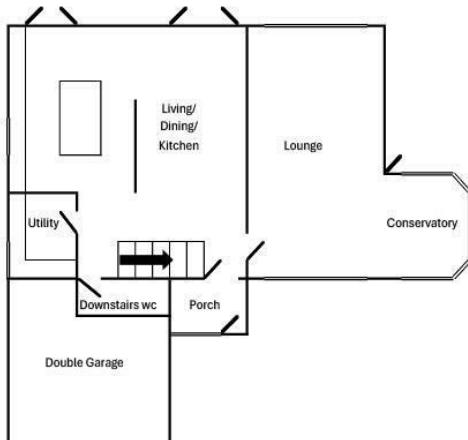
## Terrain Map



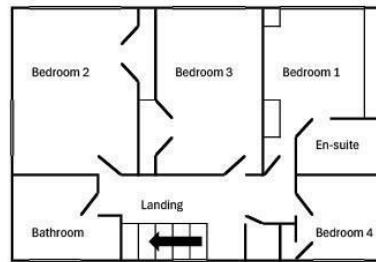
## Floor Plan

15 Hazel Grove

Ground Floor



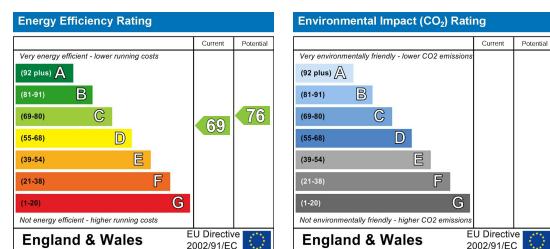
First Floor



## Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.