



Tunstead Crescent, Bacup, Lancashire

## Offers in the region of £84,950

- Mid Two Bedroom Town House
- Off Road Parking
- Mature Gardens
- Spacious Reception
- Two Double Bedrooms
- Gas Central Heating
- UPVC Double Glazing
- Fitted Kitchen
- Far Reaching Views
- Timber Decking To Rear

## **Tunstead Crescent, Bacup, Lancashire**

Reeds Rains are delighted to bring to the market this spacious two bedroom mid town house. Situated in a quiet Crescent, close to open countryside yet convenient for all amenities. The property has been maintained to a very high standard by its current owners and briefly comprises: entrance hallway, lounge / diner and kitchen. To the first floor there are two good sized bedrooms and family bathroom. To the front of the property there is off road driveway parking, to the rear there is an enclosed garden area with mature planted borders. The property also benefits from gas central heating and uPVC double glazing throughout and is priced to attract early attention..

## **Ground Floor**

### **Hallway**

uPVC door to the front elevation, spindle staircase with access to the first floor.

### **Lounge 6.07m x 2.87m (19'11" x 9'5")**

Spacious lounge / dining area with neutral decor, uPVC double glazed window to the front elevation, uPVC French doors to the rear affording access to the decked patio area. Neutral decor with contrasting floor covering and feature dado rail.

### **Kitchen 3.91m x 2.26m (12'10" x 7'5")**

A good sized family kitchen fitted with a good range of beech effect wall and base units. Contrasting worktops, tiled floor and splash back tiling, electric oven, grill and gas hob. There is also a stainless steel one and a half bowl sink. The uPVC door provides access to the rear garden and patio area. Plumbing is in place for a washing machine and has space for a dryer. Single radiator.

## **First Floor**

### **Landing**

Part boarded loft with light accessed via ladder.

### **Master Bedroom 4.5m x 2.62m (14'9" x 8'7")**

Ample sized double bedroom situated to the front of the property with neutral decor and accent wall, contrasting laminate wood flooring, fitted with UPVC double glazed window and single radiator. Access to walk-in wardrobe / storage which is also fitted with light. Radiator.

### **Bedroom 2 3.23m x 3.05m (10'7" x 10'0")**

A good sized double bedroom situated to the rear of the property with neutral decor and contrasting floor covering. Large built-in wardrobes and bookcase, uPVC double glazed

window, single radiator and fantastic far reaching views across Rossendale Valley.

**Family Bathroom 2.18m x 1.68m (7'2" x 5'6")**

Spacious three piece family bathroom finished in bright white with contrasting tiled walls, laminate flooring with tongue and groove ceiling and inset spot lights. The suite comprises: low level WC, hand wash basin and vanity unit, panelled bath with over bath electric shower.

**Exterior**

To the front of the property there is block paved driveway parking for one car. To the rear of the property there is a good sized decked patio area with steps leading down to the lawn area with mature planted borders and great views across Rossendale.

