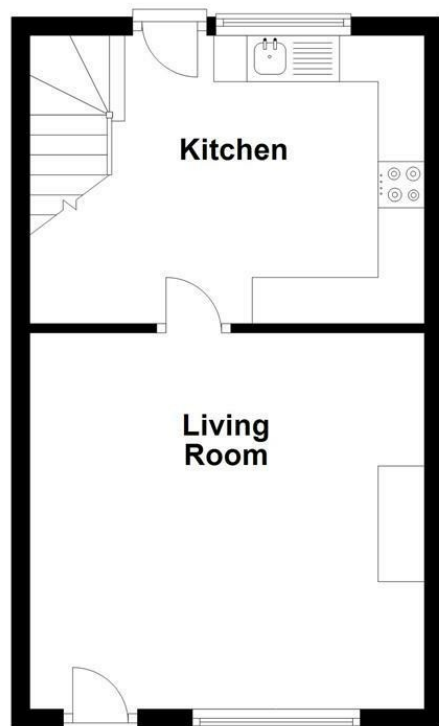
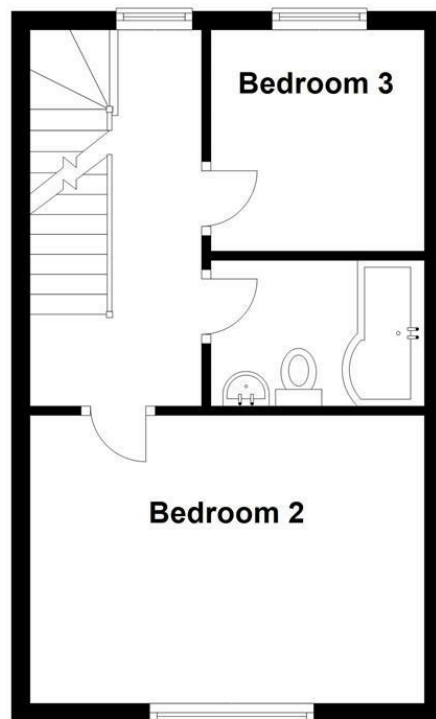


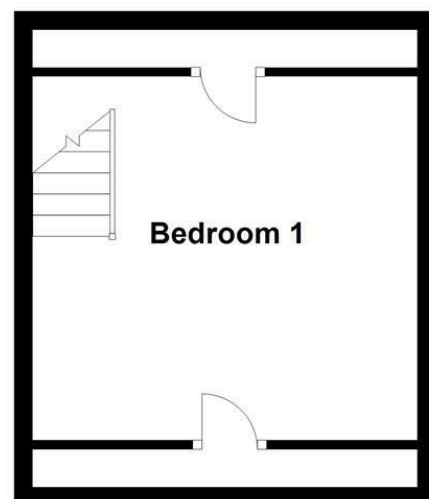
Ground Floor



First Floor



Second Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Commercial Street, Bacup, OL13 0UA

Offers Over £100,000

A BRIGHT THREE BEDROOM HOME IN BACUP

Keenans are proud to bring to the market this bright three-bedroom property. The property is perfect for a first time home or rental investment. Boasting a bright interior with three good sized bedrooms and enclosed spacious rear yard. The property is only a short walk to the town centre of Bacup where there are shops, pubs and cafes, has easy access to major commuter routes to Manchester and neighbouring towns, as well as having easy access to local amenities and well regarded schools.

The property comprises briefly, to the ground floor; entrance to a welcoming living room which has a door leading to the kitchen. The kitchen has stairs leading to the first floor and a door providing access to the rear yard. To the first floor there is a landing with stairs leading to the first floor and doors providing access to two bedrooms and a three piece bathroom suite. To the second floor there is a spacious attic bedroom. Externally, to the rear of the property there is an enclosed paved yard.

View early to avoid disappointment! Contact our Rawtenstall team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansstateagents

Commercial Street, Bacup, OL13 0UA

Offers Over £100,000



- Leasehold Property
- On Road Parking
- Three Bedrooms
- Nearby Local Amenities
- Council Tax Band A
- Potential Rental Investment
- Nearby Parks
- EPC To Be Confirmed
- Nearby Schools
- Excellent Commuter Links

Ground Floor

Living Room

14'00 x 13'04 (4.27m x 4.06m)

UPVC double glazed window, central heating radiator, gas and electric meter, television point, alarm system, door to kitchen.

Kitchen

14'03 x 10'03 (4.34m x 3.12m)

UPVC double glazed window, central heating radiator, wood wall and base units, laminate worktops, stainless steel sink with drainer and mixer taps, four ring gas hob, extractor hood, oven, plumbing for washing machine and dryer, part tiled elevations, laminate floor, stairs to first floor, smoke alarm, main boiler, UPVC double glazed door to rear.

First Floor

Landing

14'01 x 5'03 (4.29m x 1.60m)

UPVC double glazed window, central heating radiator.

Bedroom Two

14'00 x 10'00 (4.27m x 3.05m)

UPVC double glazed window, central heating radiator.

Bedroom Three

8'06 x 8'05 (2.59m x 2.57m)

UPVC double glazed window, central heating radiator.

Bathroom

8'04 x 5'02 (2.54m x 1.57m)

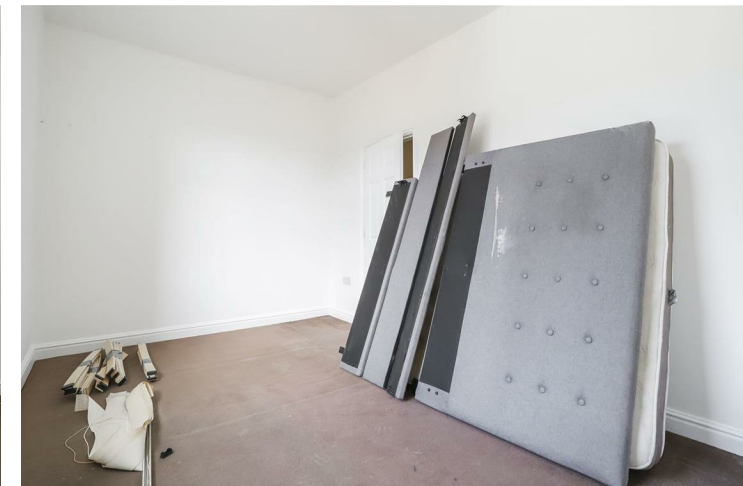
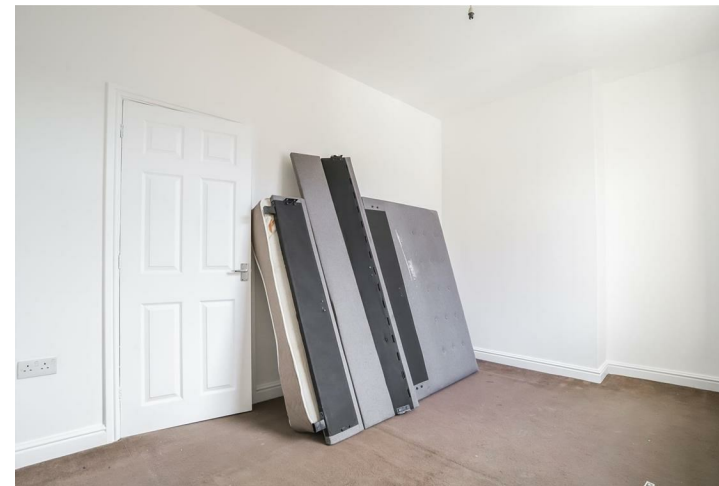
Central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, P-shape bath with mixer taps, overhead main feed shower, tiled floor, part tiled elevations, extractor fan.

First Floor

Bedroom One

13'08 x 12'07 (4.17m x 3.84m)

UPVC double glazed velux window, central heating radiator, access to eaves, smoke alarm.



Tel: 01706215618

www.keenans-estateagents.co.uk