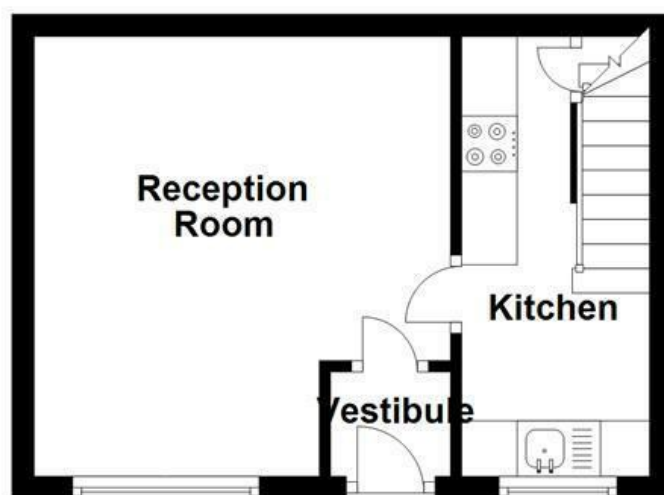
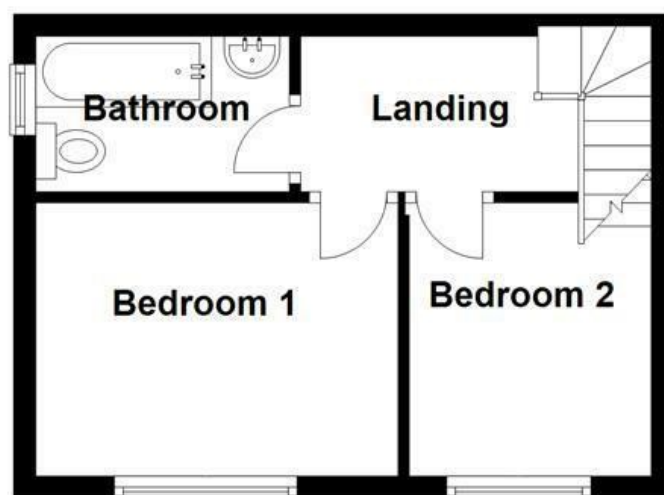


Ground Floor



First 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			87
(81-91) B			
(69-80) C			
(55-68) D		60	
(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.

## Newchurch Road, Bacup, OL13 0UG

### £89,950

FANTASTIC INVESTMENT OPPORTUNITY

Set in a convenient location in Bacup, with easy access to local transport routes and amenities, this two bedroom back to back terraced property is being brought to the market. Having two bedrooms, a three piece bathroom, reception room and added cellar in the kitchen, this property would be perfect for an investor looking to expand their portfolio.

The property comprises briefly, to the ground floor: entrance into a vestibule which leads through to a welcoming reception room. The reception room has a door through to the kitchen which houses the staircase to the first floor and door to the cellar. The first floor landing has doors on to two bedrooms, a three piece bathroom and storage cupboard. Externally to the front of the property is on street parking.

For further information, or to arrange a viewing, please contact our Rossendale team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

# Newchurch Road, Bacup, OL13 0UG

£89,950



- Tenure Leasehold
- Council Tax Band A
- EPC Rating D
- On Street Parking
- Two Bedroom End Terraced Property
- Ideal Investment Opportunity
- Viewing Essential
- Close Proximity To Local Amenities
- Easy Access To Major Commuter Routes

## Ground Floor

### Entrance

Via a hard wood door to vestibule.

### Vestibule

3'7 x 3'1 (1.09m x 0.94m)

Door to reception room.

### Reception room

13' x 12'4 (3.96m x 3.76m)

UPVC double glazed window, central heating radiator, electric fire with decorative surround, dado rail, television point and door to kitchen.

### Kitchen

13'10 x 5'7 (4.22m x 1.70m)

UPVC double glazed window, central heating radiator, gloss wall and base units, laminate work tops, single oven, four ring gas hob, extractor fan, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, staircase to cellar and staircase to first floor.

## First Floor

### Landing

Loft access, doors to two bedrooms, bathroom and storage.

### Bedroom One

12'6 x 9'1 (3.81m x 2.77m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

8'3 x 7'8 (2.51m x 2.34m)

Hard wood double glazed window and central heating radiator.

### Bathroom

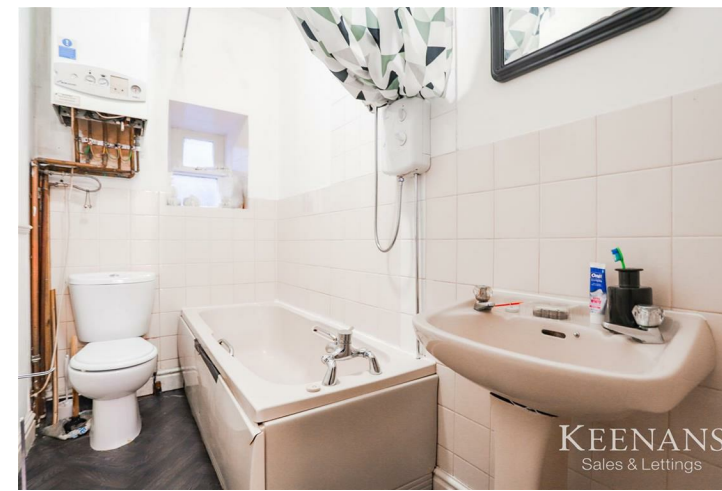
8'5 x 4'5 (2.57m x 1.35m)

Frosted window, dual flush WC, pedestal sink, panelled bath with mixer tap and electric feed shower, boiler, part tiled elevation, central heating radiator, dado rail and laminate flooring.

## External

### Front

On street parking.



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