

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	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
69	
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.

Rochdale Road, Bacup, OL13 9TW

£185,000

AN IMMACULATE FAMILY HOME SET OVER FOUR FLOORS

Keenans are proud to present to the market this stunning mid terrace family home. Set over four floors with four bedrooms, cosy living room, modern contemporary fitted kitchen and stunning views, this property would be perfect for a growing family. With plenty of living space, modern fitted kitchen with Neff appliances, three piece bathroom, cellar and two attic bedrooms, this home is truly not one to be missed! Situated conveniently close to amenities and local transport links to neighbouring towns.

The property comprises briefly; to the ground floor, entrance through the vestibule into a welcoming reception room. The reception room leads to the inner hall which has a staircase to the first floor and door to the kitchen. The kitchen has a door to the rear and the cellar. The cellar has two separate rooms and plumbing for a washer as well as access to the rear yard. The first floor comprises of two double bedrooms, three piece bathroom and staircase to the second floor. The second floor provides access to two further bedrooms. Externally, there is an enclosed patio with countryside views.

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

Rochdale Road, Bacup, OL13 9TW

£185,000



- Deceptively Spacious Terrace Property
- Contemporary Fitted Kitchen
- On Street Parking
- EPC Rating: C
- Set Over Four Floors
- Three Piece Bathroom
- Leasehold
- Four Bedrooms
- Enclosed Rear Yard With Open Views
- Council Tax Band A

Ground Floor

Entrance Vestibule

4'7 x 3'5 (1.40m x 1.04m)

Composite front entrance door, spotlights and door to the reception room.

Reception Room

15'6 x 13'2 (4.72m x 4.01m)

UPVC double glazed window, central heating radiator, electric fire with decorative surround, television point and door to the inner hall.

Inner Hall

2'6 x 2'6 (0.76m x 0.76m)

Stairs to the first floor and door to the kitchen.

Kitchen

13'5 x 13'2 (4.09m x 4.01m)

UPVC double glazed window, range of high gloss wall and base units with granite surfaces, Neff oven and microwave in a high rise unit, four ring induction hob, stainless steel one and a half bowl sink with drainer and mixer tap, integrated fridge freezer and dishwasher, spotlights, tiled flooring with underfloor heating, door to the cellar and UPVC stable door to the rear.

Lower Ground Floor

Cellar

13'6 x 11'9 (4.11m x 3.58m)

Base units with laminate worktop, plumbing for washing machine, boiler and UPVC door to the rear.

First Floor

Landing

13'2 x 10'10 (4.01m x 3.30m)

Dado rail, spotlights, stairs to the second floor, understairs storage and doors to two bedrooms and bathroom.

Bedroom One

12'9 x 10'8 (3.89m x 3.25m)

UPVC double glazed window and central heating radiator.

Bedroom Two

13'7 x 7'7 (4.14m x 2.31m)

UPVC double glazed window and central heating radiator.

Bathroom

10'4 x 5'4 (3.15m x 1.63m)

UPVC double glazed window, central heating towel rail, dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, PVC panelled elevations, spotlights and laminate flooring.

Second Floor

Landing

Velux window, spotlights and doors to two bedrooms.

Bedroom Three

17'2 x 8'4 (5.23m x 2.54m)

Velux window, central heating radiator, television point, eaves storage and spotlights.

Bedroom Four

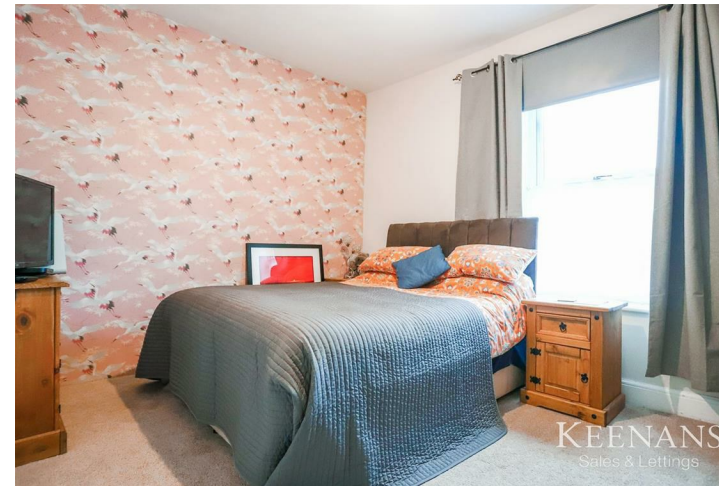
12' x 8'6 (3.66m x 2.59m)

UPVC double glazed window, central heating radiator and spotlights.

External

Rear

Enclosed paved yard.



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