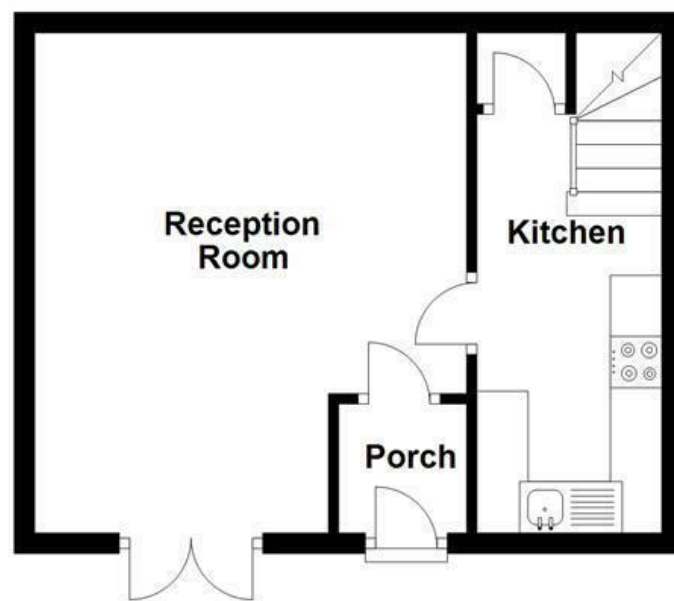
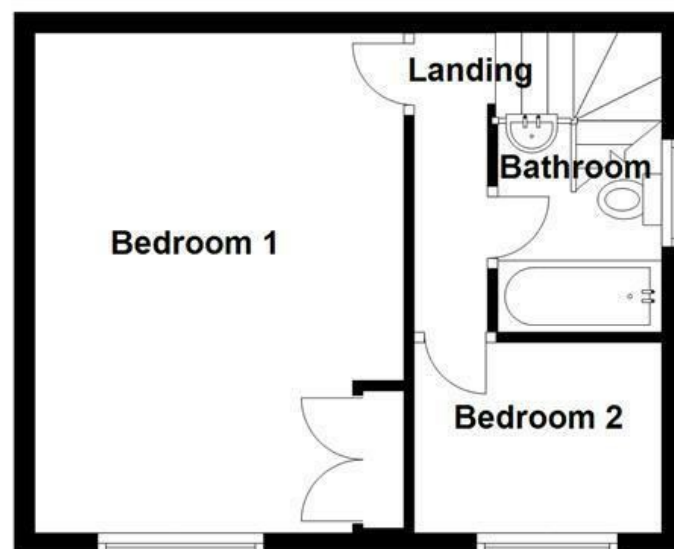


Ground Floor



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(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.

Waterbarn Lane, Bacup, OL13 0NR

Offers Over £100,000

THE PERFECT INVESTMENT OPPORTUNITY

Keenans are proud to bring to the market this cosy back to back terrace property set on a quiet cul de sac in Bacup. The property is perfect for a first time buyer looking to put their own stamp on it or rental investor looking to expand their portfolio. The property isn't far 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 through a vestibule to a welcoming reception room with French doors out to the front and a cosy log burner. The reception room leads through to a kitchen that has a door to the cellar and stairs to the first floor. The first floor leads on to two bedrooms and a three-piece bathroom. Externally, to the front of the property there is an enclosed paved yard and artificial grass area.

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

Waterbarn Lane, Bacup, OL13 0NR

Offers Over £100,000



- Tenure Leasehold
- Council Tax Band A
- EPC Rating E
- On Street Parking
- Two Bedroom End Terraced Property
- Ideal First Time Buy Or Investment Opportunity
- Fitted Kitchen And Three Piece bathroom Suite
- Viewing Essential
- Easy Access To Local Amenities
- Close Proximity To Major Commuter Routes

Ground Floor

Entrance

Via a UPVC door to porch.

Porch

4'2 x 4'1 (1.27m x 1.24m)

Door to reception room.

Reception Room

16' x 13'10 (4.88m x 4.22m)

UPVC double glazed French doors to front, central heating radiator, log burner with brick hearth, exposed beams, wood floor and door to kitchen.

Kitchen

13'4 x 5'11 (4.06m x 1.80m)

UPVC double glazed window, central heating radiator, wood panelled wall and base units, laminate work tops, oven, four ring gas hob, tiled splash backs, extractor hood, stainless steel sink and drainer, part tiled elevation, laminate flooring and door to cellar.

First Floor

Landing

Doors to two bedrooms and bathroom.

Bedroom One

16' x 11'10 (4.88m x 3.61m)

UPVC double glazed window, central heating radiator, storage cupboard and boiler.

Bedroom Two

8'2 x 6'1 (2.49m x 1.85m)

UPVC double glazed window and central heating radiator.

Bathroom

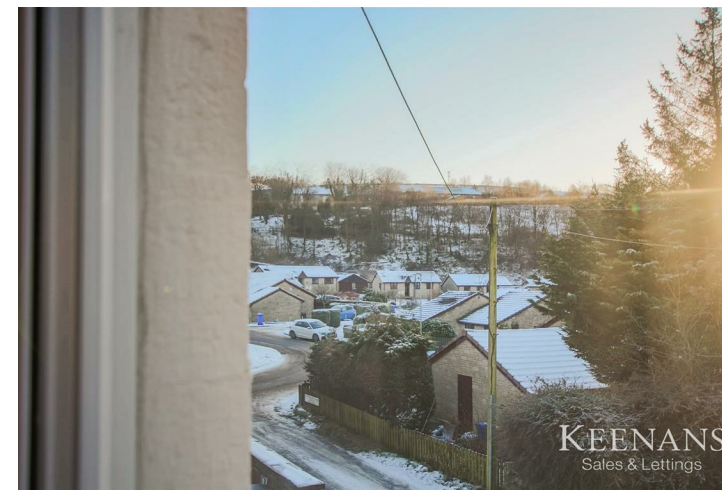
6'5 x 5'3 (1.96m x 1.60m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap and direct feed shower, full tiled elevation and laminate flooring.

External

Front

Enclosed paved yard and artificial grass area.



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