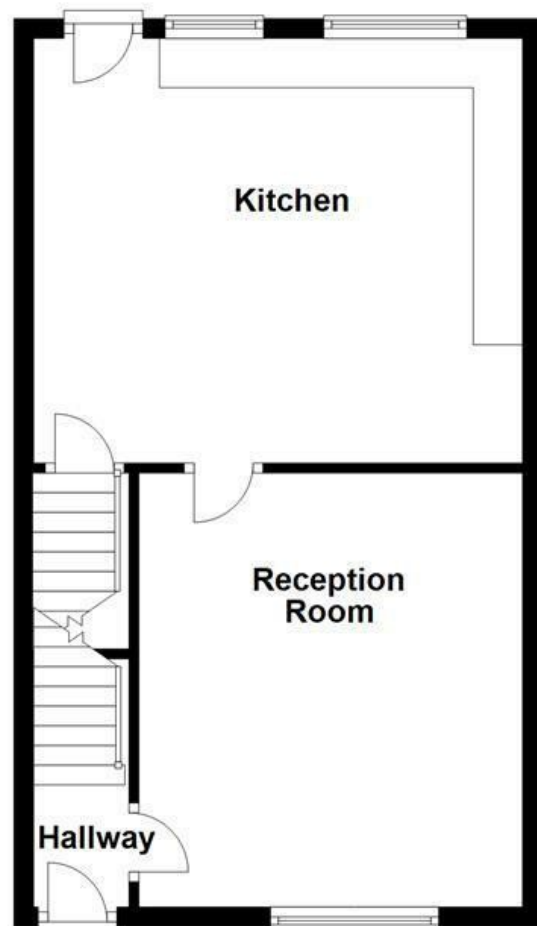
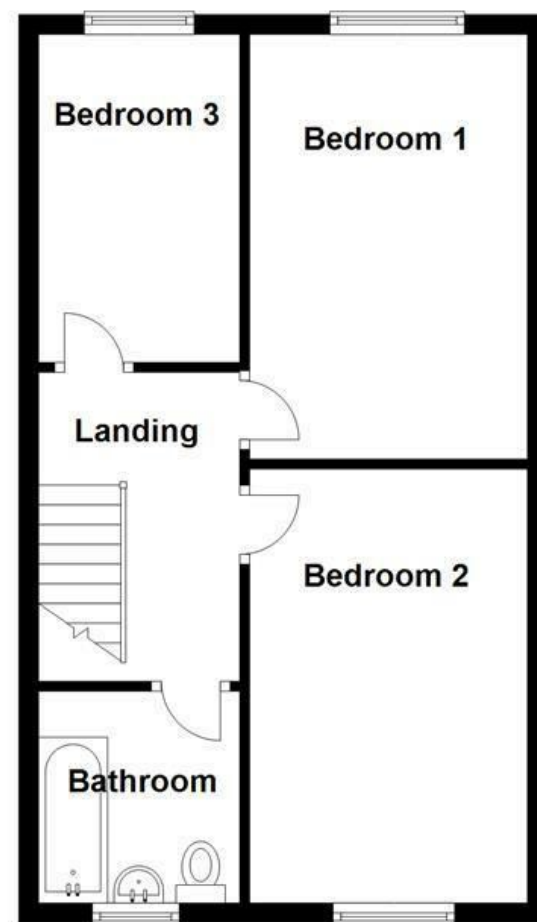


Ground Floor



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			80
(69-80) C			
(55-68) D		57	
(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.

## Glen Top, Bacup, OL13 0NW Offers In The Region Of £155,000

FANTASTIC INVESTMENT OPPORTUNITY

This deceptively spacious three bedroom end terrace property is being brought to the market in the convenient area of Bacup. Having a generously sized reception room, large dining kitchen, added cellar and three spacious bedrooms, this property would be perfect for an investor looking to expand their portfolio. With no chain delay and close to all local amenities and transport links. It's a home not to be missed!

The property comprises briefly; entrance via the hallway into a welcoming reception room, the reception room leads through to the spacious kitchen diner. The kitchen has a door down to the cellar and a door to the rear. The first floor landing comprises of doors on to three bedrooms and a three piece bathroom. Externally there is a shared laid to lawn garden.

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 @keenansestateagents

# Glen Top, Bacup, OL13 0NW

## Offers In The Region Of £155,000

 3  1  1  D

- Mid Terrace Property
- Spacious Reception Room
- On Street Parking
- EPC Rating: D
- Three Bedrooms
- Three Piece Bathroom
- Tenure: TBC
- Fitted Kitchen
- Shared Rear Garden
- Council Tax Band A

### Ground Floor

#### Entrance Hallway

6'6 x 3'2 (1.98m x 0.97m)

Composite entrance door, stairs to the first floor and door to the reception room.

#### Reception Room

14'5 x 12'2 (4.39m x 3.71m)

UPVC double glazed window, central heating radiator, television point and door to the kitchen.

#### Kitchen

16'3 x 14'2 (4.95m x 4.32m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate surfaces, oven with four ring electric hob, extractor hood, stainless steel one and a half bowl sink with drainer and mixer tap, plumbing for washing machine, space for fridge freezer, boiler, laminate flooring, door to the cellar and UPVC door to the rear.

### First Floor

#### Landing

Central heating radiator, loft access and doors to three bedrooms and bathroom.

#### Bedroom One

14' x 9' (4.27m x 2.74m)

UPVC double glazed window, central heating radiator and television point.

#### Bedroom Two

10'11 x 6'8 (3.33m x 2.03m)

UPVC double glazed window, central heating radiator and fitted storage.

#### Bedroom Three

14'6 x 8'11 (4.42m x 2.72m)

UPVC double glazed window and central heating radiator.

#### Bathroom

7'1 x 6'8 (2.16m x 2.03m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin, panelled bath with direct feed shower overhead, part tiled elevations and laminate flooring.

#### External

#### Rear

Shared laid to lawn garden.



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