



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
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.

## Gordon Street, Bacup, OL13 8DH

### £115,000

FANTASTIC FIRST TIME HOME OR RENTAL INVESTMENT

This deceptively spacious two bedroom plus attic mid terrace property is being welcomed to the property market in the popular area of Bacup. Offering a welcoming reception room, bright and spacious fitted kitchen, two generously sized bedrooms plus a large attic bedroom and yard to the rear. This property is perfectly suited to a first time buyer or an investor looking to expand their portfolio. The property benefits from a recently installed boiler, recent re-wire and re-plaster. Situated conveniently close to bus routes to neighbouring towns, parks and local amenities, it is a property not to be missed!

The property comprises briefly; entrance via the vestibule into a welcoming reception room that leads through to the spacious kitchen, the kitchen has a door to the rear and houses the staircase to the first floor. The first floor landing provides access to two bedrooms, three piece bathroom and staircase to the second floor where you will find a large attic bedroom. Externally to the rear of the property is an enclosed yard with decking area.

View early to avoid disappointment! Contact our Rossendale 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



# Gordon Street, Bacup, OL13 8DH

£115,000



- Tenure Leasehold
- On Street Parking
- Fitted Kitchen And Three Piece Bathroom Suite
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Two Bedroom With Large Attic Bedroom Mid Terraced Property
- Enclosed Rear Yard With Decking Area
- EPC Rating D
- Ideal Investment Opportunity Or First Time Buy
- Close Proximity To Local Amenities

## Ground Floor

### Entrance

Via a composite door to vestibule.

### Vestibule

Wood effect flooring and hard wood door to reception room.

### Reception Room

13'10 x 13'4 (4.22m x 4.06m)

UPVC double glazed window, central heating radiator, coving, television point, wood effect flooring and door to kitchen.

### Kitchen

13'10 x 13'4 (4.22m x 4.06m)

UPVC double glazed window, composite door to rear, range of wall and base units, laminate work tops, space for oven and hob, plumbed for washing machine, understairs storage, laminate flooring and stairs to first floor.

## First Floor

### Landing

Doors to under stairs storage, doors to two bedrooms, bathroom and stairs to second floor.

### Bedroom One

13'5 x 8'5 (4.09m x 2.57m)

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

### Bedroom Two

11'1 x 8'7 (3.38m x 2.62m)

UPVC double glazed window and central heating radiator.

### Bathroom

7'11 x 6'8 (2.41m x 2.03m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, double panelled bath with rine head, inset shelving, part tiled elevation and laminate flooring.

## Second Floor

### Attic Bedroom

16'2 x 13'9 (4.93m x 4.19m)

Velux window and loft access.

## External

### Rear

Enclosed yard and decking area.

### Agents Notes

The property benefits from a recently installed boiler, recent re-wire and re-plaster.



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