

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		56	
(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.



Wesley Place, Bacup, OL13 8JB

£145,000

AN IMMACULATE THREE BEDROOM PROPERTY IN BACUP

Keenans are proud to bring to the market this immaculately presented property with three spacious bedrooms, an open plan kitchen and living room and paved garden to the front of the property. The property is surrounded by countryside walks yet still close to well regarded schools and local amenities. This property is beautifully presented and is perfect for someone looking to find their dream home to put their own personal stamp on.

The property comprises briefly, to the ground floor; entrance to a welcoming vestibule which is open to the living room. The living room is open plan to the kitchen, has stairs leading to the first floor and a door providing access to the rear of the property. To the first floor there is a landing with stairs leading to the second floor and doors providing access to the main bedroom and bathroom. To the second floor there is a landing with doors providing access to two further bedrooms. Externally, to the rear of the property there is an enclosed shared access pathway. To the front of the property there is an enclosed paved garden.

View early to avoid disappointment! Contact our Rosendale 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 @keenansestateagents

Wesley Place, Bacup, OL13 8JB

£145,000



- Freehold Property
- Well Located
- On Road Parking
- Countryside Views
- Council Tax Band A
- Composite Fitted Kitchen
- Nearby Nature Walks
- EPC Rated D
- Three Bedrooms
- Modern Bathroom Fixtures

Ground Floor

Vestibule

3'10 x 3'07 (1.17m x 1.09m)

Open to living room, wood floor.

Living Room

15'10 x 13'06 (4.83m x 4.11m)

UPVC double glazed sash window, central heating radiator, television point, wood floor, log burner, open to kitchen, door to the first floor stairs, exposed wood beams.

Kitchen

15'00 x 7'06 (4.57m x 2.29m)

UPVC double glazed window, central heating radiator, wall and base units, wood worktops, ceramic sink with drainer and mixer taps, oven with NEFF four ring electric hob, extractor hood, breakfast bar, dishwasher, space for fridge/freezer, wood floor, plumbing for washing machine, pull out pantry, Alpha wood stable door to rear of property.

First Floor

Landing

9'03 x 6'06 (2.82m x 1.98m)

Stairs to the second floor landing, doors to bedroom one, bathroom, UPVC double glazed window, central heating radiator.

Bedroom One

15'04 x 13'06 (4.67m x 4.11m)

UPVC double glazed sash window, central heating radiator, wood floor, fitted wardrobes.

Bathroom

7'00 x 6'03 (2.13m x 1.91m)

Central heating towel rail, dual flush WC, pedestal wash basin with mixer taps, L-shape bath with mixer taps, main feed shower, tiled elevations, tiled floor, extractor fan.

Second Floor

Landing

10'06 x 5'04 (3.20m x 1.63m)

Velux window, doors to two bedrooms.

Bedroom Two

16'03 x 9'10 (4.95m x 3.00m)

UPVC double glazed window, central heating radiator, velux window, exposed wood beams.

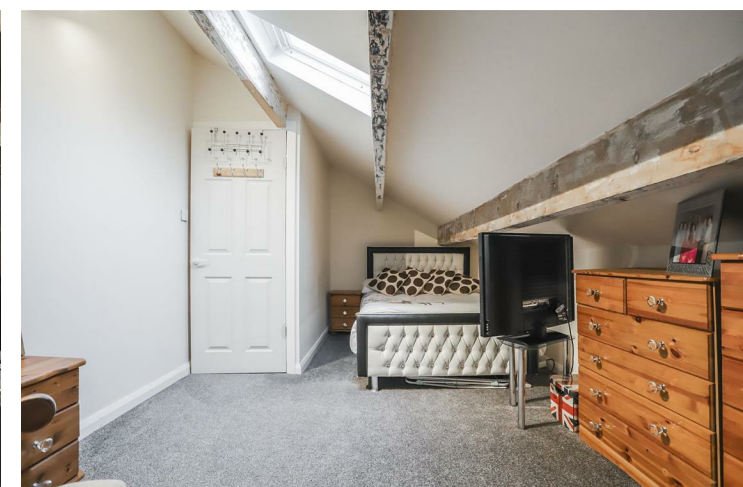
Bedroom Three

13'05 x 9'10 (4.09m x 3.00m)

UPVC double glazed window, central heating radiator.

Externally

Enclosed yard.



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