

Ground Floor
Approx. 77.0 sq. metres (828.4 sq. feet)

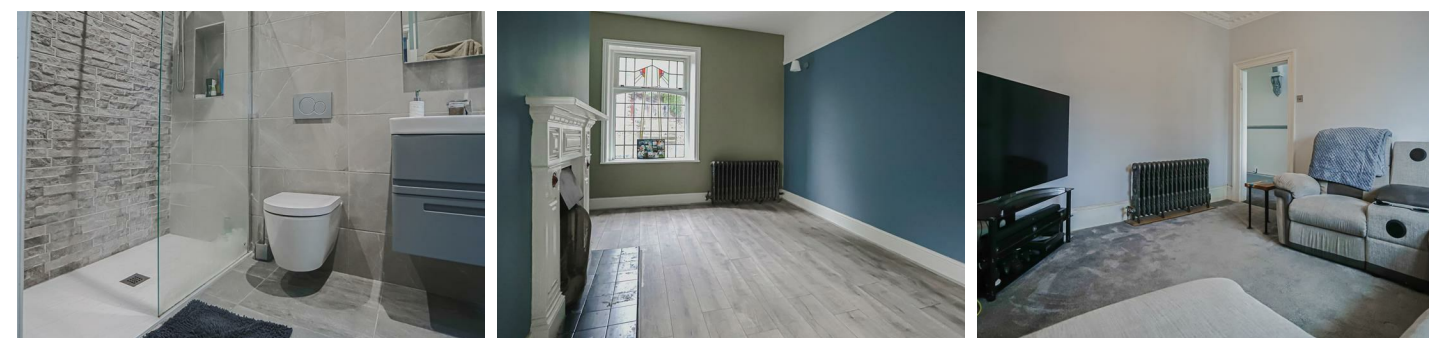


First Floor
Approx. 51.8 sq. metres (557.3 sq. feet)



Total area: approx. 128.7 sq. metres (1385.8 sq. feet)

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		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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.

Newchurch Road, Bacup, OL13 0UE

Offers Over £180,000

BEAUTIFULLY PRESENTED END TERRACED HOME

This well maintained three bedroom end terraced property is being proudly welcomed to the market in the sought after area of Stacksteads. Situated in an ideal location with off road parking, spacious rooms and original features, this property is perfect for a couple or growing family and is truly not one to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bacup, Rawtenstall and major motorway links.

The property comprises briefly; to the ground floor is a spacious hallway which leads on to two reception rooms and kitchen as well as stairs to the first floor. The kitchen has access to the side of the property. The first floor houses a spacious landing with doors leading to three double bedrooms and the main bathroom. The master bedroom has access to an en suite. Externally, to the front there is an enclosed paved patio area. To the rear and side of the property there is off road parking and paved patio area and woodland areas.

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

Newchurch Road, Bacup, OL13 0UE

Offers Over £180,000



- Impressive End Terraced Property
- Extensive Indoor Space
- Off Road Parking
- EPC Rating E
- Three Bedrooms
- Neutral Decoration
- Tenure Leasehold
- Two Bathrooms
- Perfect Family Home
- Council Tax Band B

Ground Floor

Entrance Hall

25'6 x 5'6 (7.77m x 1.68m)

Hardwood double glazed frosted front door, central heating radiator, dado rail, doors leading to two reception rooms, kitchen and stairs to first floor.

Reception Room One

16'1 x 11'9 (4.90m x 3.58m)

UPVC double glazed lead bay window, central heating radiator, coving, television point, gas fire with tile surround and hardwood mantle.

Reception Room Two

16 x 10 (4.88m x 3.05m)

Two UPVC double glazed lead windows, central heating radiator, picture rail, two feature wall lights, gas fire with tile hearth, hardwood mantle and laminate flooring.

Kitchen

14'9 x 8'2 (4.50m x 2.49m)

UPVC double glazed window, central heating radiator, coving, mix of wall and base units, granite effect surfaces, tiled splashbacks, oven with four ring gas hob and extractor hood, one and a half bowl sink and drainer with mixer tap, plumbing for washing machine, space for double fridge freezer, dado rail, understairs storage, laminate flooring and hardwood door leading to side access.

First Floor

Landing

16 x 5'6 (4.88m x 1.68m)

Loft access, spotlights, coving, dado rail, storage cupboard, doors leading to three bedrooms and bathroom.

Bedroom One

16'2 x 12'6 (4.93m x 3.81m)

UPVC double glazed lead window, ornate coving, central heating radiator, spotlights and door to en suite.

En Suite

7'5 x 4'9 (2.26m x 1.45m)

UPVC double glazed window, central heating towel rail, vanity top wash basin with waterfall mixer tap, dual flush WC, direct feed shower enclosed with rainfall shower head, tiled elevations, spotlights and tiled flooring.

Bedroom Two

10'11 x 10'2 (3.33m x 3.10m)

UPVC double glazed lead window, central heating radiator, coving and spotlights.

Bedroom Three

10'2 x 8'4 (3.10m x 2.54m)

UPVC double glazed window, central heating radiator, picture rail and spotlights.

Bathroom

10 x 4'9 (3.05m x 1.45m)

UPVC double glazed lead window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixerr tap, rinse head and tile effect lino flooring.

Exterior

Rear

Off road parking, paved patio, trees and access to double detached garage.

Garage

16'10 x 15'11 (5.13m x 4.85m)

Single glazed frosted window, power, lighting, hardwood door to rear and up and over electric garage door.

