

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                                   |  |                         |           |
| (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.

## Pennine Road, Bacup, OL13 9PZ

### £175,000

A DECEPTIVELY SPACIOUS THREE BEDROOM SEMI DETACHED FAMILY HOME

Keenans are proud to present to the market this fantastic three bedroom semi detached property on sought after street in Bacup. Boasting three generously sized bedrooms and a bright and airy kitchen diner, as well as a cosy living room and garden to the rear. This property would be perfectly suited to a couple or small family looking for a fantastic home ready to move straight into! Situated conveniently close to local bus routes and only a short drive to neighbouring towns where you will find shops and local amenities. It is a fantastic home not to be missed!

The property comprises briefly, entrance via the porch into a welcoming hallway that has a door to the reception room and staircase to the first floor. The reception room has doors through to the dining kitchen. The dining kitchen has ample space, understairs storage and a door to the rear. The first floor landing houses doors on to three generously sized bedrooms and a three piece bathroom suite. Externally to the rear of the property is an enclosed flagged patio with decking areas and timber shed. The front of the property has stone chippings and bedding 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

# Pennine Road, Bacup, OL13 9PZ

£175,000



- Tenure Freehold
- Council Tax Band A
- EPC Rating TBC
- On Street Parking
- Spacious Three Bedroom Semi Detached Property With Viewing Essential
- Ideal Home For A Small Family
- Fitted Kitchen And Three Piece Bathroom Suite
- Enclosed Garden With Raised Decked Areas And Envious Views
- Close Proximity To Local Amenities
- Easy Access To Major Commuter Routes

## Ground Floor

### Entrance

UPVC door to porch.

### Porch

UPVC double glazed window and hard wood door to rear.

### Hallway

6' x 3'4 (1.83m x 1.02m)

Frosted window, central heating radiator, storage with boiler, door to reception room and stairs to first floor.

### Reception Room

12'9 x 10'6 (3.89m x 3.20m)

UPVC double glazed window, central heating radiator, coving, television point, dual fuel log burner with decorative surround and doors to kitchen diner.

### Kitchen/Diner

20'4 x 15'3 (6.20m x 4.65m)

Three UPVC double glazed windows, central heating radiator, vertical central heating radiator, UPVC door to rear, wood panelled wall and base units, laminate work tops, four door Belling oven, seven ring gas hob, glass splash back, extractor hood, stainless steel sink and drainer with mixer tap, space for fridge freezer, plumbed for washing machine, coving, laminate flooring and under stairs storage.

## First Floor

### Landing

UPVC double glazed window, central heating radiator, loft access, doors to three bedrooms and bathroom.

### Bedroom One

11' x 10'6 (3.35m x 3.20m)

UPVC double glazed window, central heating radiator, built in wardrobes and two storage cupboards.

### Bedroom Two

13' x 8'9 (3.96m x 2.67m)

UPVC double glazed window, central heating radiator and wood effect flooring.

### Bedroom Three

6'11 x 6' (2.11m x 1.83m)

UPVC double glazed window and central heating radiator.

### Bathroom

7'2 x 5'2 (2.18m x 1.57m)

Two UPVC double glazed frosted windows, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, P shaped panelled bath with mixer tap, direct feed rainfall shower and rinse head, spotlights, coving, part tiled elevation and laminate flooring.

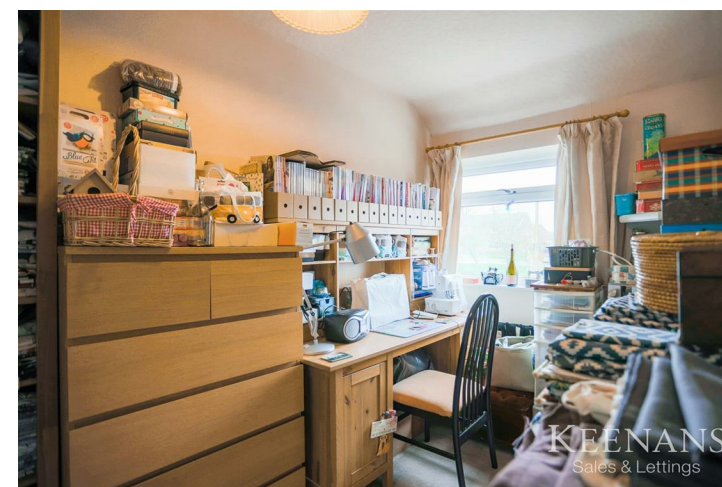
## External

### Rear

Enclosed tiered garden with paved patio, decked area, bedding areas and timber shed.

## Front

Enclosed garden with stone chipped and bedding areas.



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