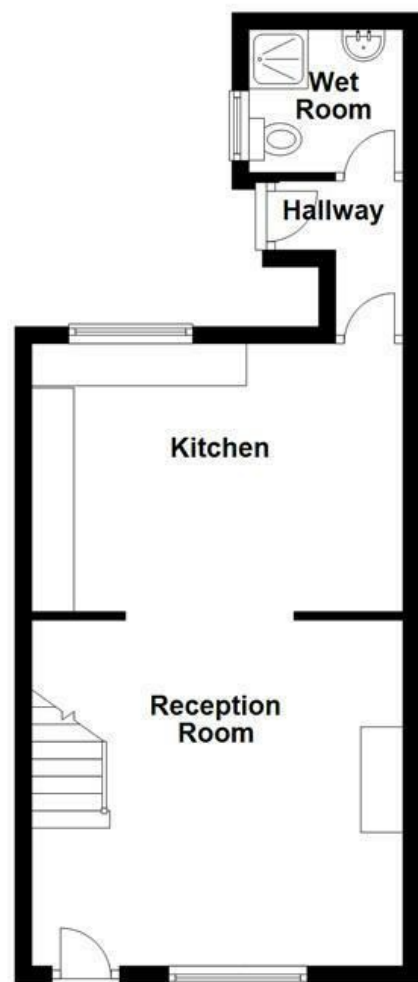
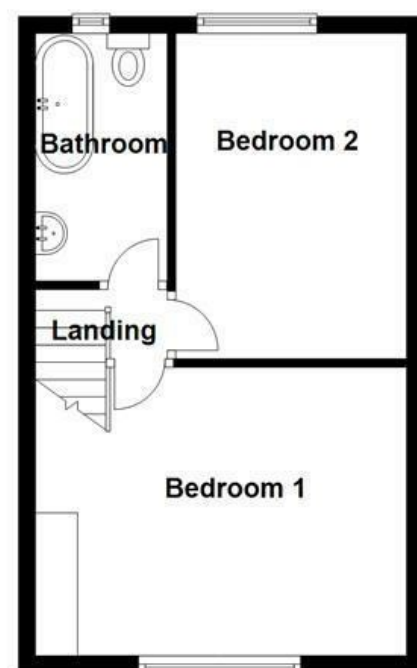


Ground Floor



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			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(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.

Riley Street, Bacup, OL13 8PG

£115,000

SELLING WITH TENANT IN SITU. THE PERFECT RENTAL INVESTMENT.

Nestled on the outskirts of Bacup, yet still retaining convenient access to amenities in Bacup itself, this two-bedroom, mid-terraced home is being welcomed to the property market. Ideally suited for a first time buyer or a rental investor looking for the perfect property with easy access to the neighbouring towns of Rawtenstall, Burnley and Todmorden.

The property comprises briefly, to the ground floor: entrance into the reception room with stairs to the first floor and access into the kitchen/diner. The kitchen/diner leads to the rear porch which has doors to the rear yard and a wetroom. To the first floor is a landing with doors leading to two bedrooms and a bathroom. Externally the property boasts an enclosed yard with a gate to a shared access road.

For further information, or to arrange a viewing, please contact our Rawtenstall team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Riley Street, Bacup, OL13 8PG

£115,000



- Tenure Leasehold
- On Street Parking
- Fitted Kitchen
- Easy Access To Major Commuter Routes And Close Proximity To Amenities
- Council Tax Band A
- Two Bedroom Mid Terraced Property
- Ideal First Time Buy Or Rental Investment
- EPC Rating D
- Three Piece Bathroom Suite And Three Piece Wet Room
- Viewing Is Essential

Ground Floor

Entrance

Via a single glazed hard wood front door.

Reception Room

14'5 x 14'4 (4.39m x 4.37m)

UPVC double glazed window, two central heating radiators, electric fire, wood effect floor, open to kitchen and stairs to first floor.

Kitchen

14'3 x 9'7 (4.34m x 2.92m)

UPVC double glazed window, central heating radiator, range of wall and base units, space for oven, plumbed for dish washer, boiler, stainless steel one and a half sink and drainer with mixer tap, tiled splash back, wood effect work top, tiled floor and door leading to hallway.

Hallway

6'2 x 4'10 (1.88m x 1.47m)

Central Heating radiator, loft hatch, spotlights, tiled floor, doors leading to rear and wet room.

Wet Room

6' x 5'7 (1.83m x 1.70m)

Hard wood single glazed window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed with rainfall shower, extractor fan, full tiled elevation and tiled floor.

First Floor

Landing

5'5 x 2'8 (1.65m x 0.81m)

Smoke alarm, loft access, wood effect floor, doors to two bedrooms and bathroom.

Bedroom One

12'3 x 11'3 (3.73m x 3.43m)

Hard wood double glazed window, central heating radiator, fitted wardrobe and wood effect floor.

Bedroom Two

12'8 x 8'9 (3.86m x 2.67m)

Hard wood double glazed window, central heating radiator and wood effect floor.

Bathroom

9'6 x 5'1 (2.90m x 1.55m)

UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, free standing bath with mixer tap and rinse head, spotlights, full tiled elevation and tiled floor.

External

Rear

Enclosed yard with paved patio.



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