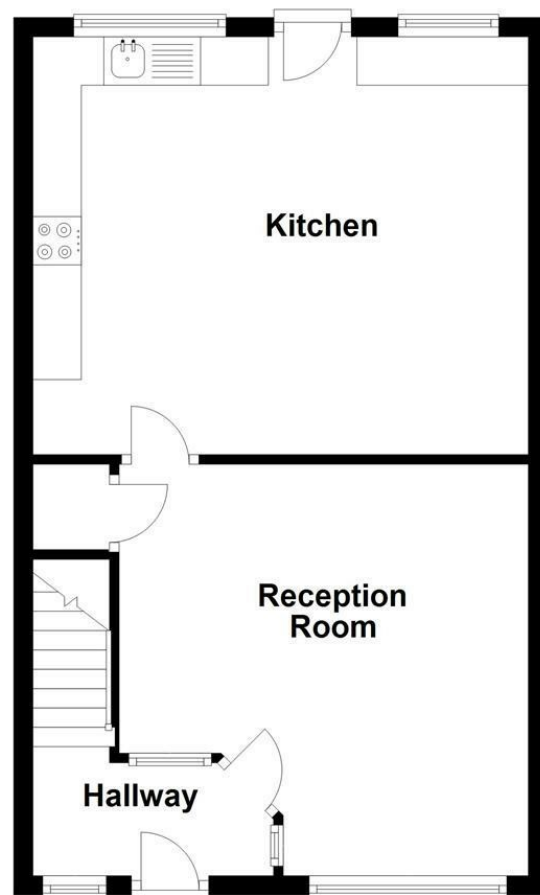
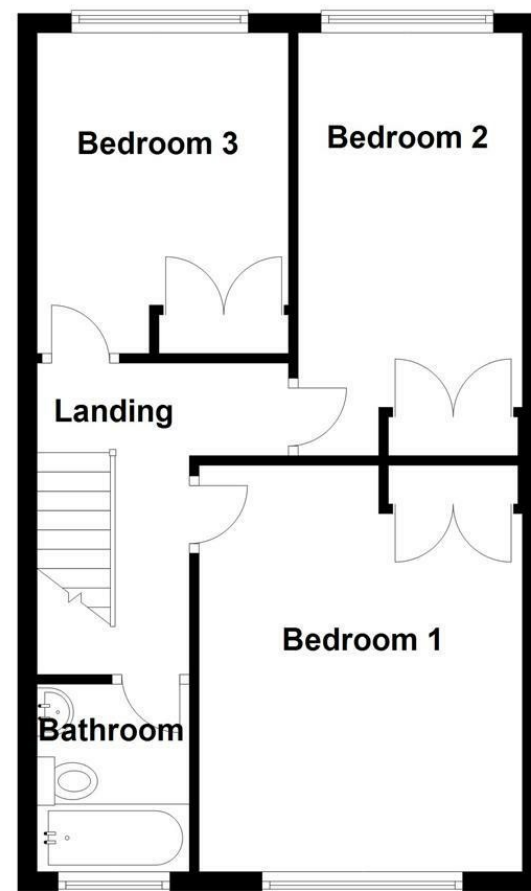


Ground Floor



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			86
(81-91) B			
(69-80) C		68	
(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.

## Glen Top, Bacup, OL13 0NW

### £149,950

FANTASTIC INVESTMENT OPPORTUNITY OR FIRST TIME HOME

This deceptively spacious three bedroom mid terrace property is being brought to the market in the popular area of Bacup. Having a cosy reception room, large kitchen diner and three generously sized bedrooms, this property would be perfect for a first time buyer looking to put their own stamp on a home or an investor looking to expand their portfolio. With no chain delay and close to all local amenities and transport links. View early to avoid disappointment!

The property comprises briefly; entrance via the hallway that has a door into a welcoming reception room and staircase to the first floor. The reception room has understairs storage and leads through to the spacious kitchen diner. The kitchen has a door to the rear. The first floor landing comprises of doors on to three bedrooms and a three piece bathroom. Externally there is a shared laid to lawn garden.

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

# Glen Top, Bacup, OL13 0NW

£149,950



- Tenure TBC
- On Street Parking
- Ample Sized Fitted Kitchen
- Close Proximity To Local Amenities
- Council Tax Band A
- Spacious Three Bedroom Mid Terraced Property
- Shared Laid To Lawn Garden To The Rear
- EPC Rating D
- Ideal First Time Buy
- Easy Access to Major Commuter Routes

## Ground Floor

### Entrance

Composite door to hallway.

### Hallway

8'2 x 3'10 (2.49m x 1.17m)

UPVC double glazed window, door to reception room and stairs to first floor.

### Reception Room

14' x 13'11 (4.27m x 4.24m)

UPVC double glazed window, central heating radiator, television point, door to under stairs storage and door to kitchen.

### Kitchen

16'3 x 14'2 (4.95m x 4.32m)

Two UPVC double glazed windows, UPVC door to rear, central heating radiator, wood panelled wall and base units, laminate work tops, single oven, four ring electric hob, extractor hood, stainless steel sink and drainer with mixer tap, fridge freezer, plumbed for washing machine, space for dryer and laminate flooring.

## First Floor

### Landing

Central heating radiator, doors to three bedrooms, bathroom and loft access.

### Bedroom One

13'10 x 10'4 (4.22m x 3.15m)

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

### Bedroom Two

14'1 x 7'7 (4.29m x 2.31m)

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

### Bedroom Three

10'11 x 8'1 (3.33m x 2.46m)

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

### Bathroom

6'4 x 5'2 (1.93m x 1.57m)

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

## External

### Rear

Shared garden.



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