



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

## New Line, Bacup, OL13 0BY

### £149,950

AN ENVIABLE END QUASI SEMI PROPERTY ON AN IMPRESSIVE PLOT

Offering an abundance of indoor and outdoor space, exceptionally landscaped gardens, added cellar and having been beautifully presented throughout, this enviable two double bedroom end quasi semi property is being proudly welcomed to the market in the sought after location of Bacup. Not overlooked, this property has been a credit to the current owner who has created a welcoming and contemporary home perfect for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rochdale, Burnley, Rossendale, Todmorden and major motorway links.

The property comprises briefly; a welcoming entrance porch provides access through to a spacious reception room. The reception room leads on to an open plan fitted dining kitchen. The dining kitchen houses a staircase on to the first floor and down to the cellar. The first floor comprises of doors on to two double bedrooms and a four piece bathroom. The cellar has been converted to create a fantastic second living space and storage area. Externally, there is an enclosed tiered garden with paving, decking, bedding, artificial lawn, mature shrubs, pergola, decking and gated off road parking.

For further information or to arrange a viewing please contact our Rossendale office at your earliest convenience.

# New Line, Bacup, OL13 0BY

£149,950



- Spacious Quasi Semi Detached Property
- Modern Fitted Dining Kitchen
- Gated Off Road Parking
- EPC Rating D
- Two Double Bedrooms
- Versatile Cellar Space
- Tenure Leasehold
- Four Piece Bathroom
- Exquisite Wraparound Garden
- Council Tax Band A

## Ground Floor

### Entrance Porch

5'11 x 4'1 (1.80m x 1.24m )

UPVC front door, central heating radiator and door to reception room.

### Reception Room

15'8 x 13'3 (4.78m x 4.04m )

UPVC double glazed bay window, central heating radiator, coving to ceiling, ceiling rose, gas fire with marble effect hearth and surround, television point and door to kitchen/dining area.

### Kitchen/Dining Area

20'9 x 16'3 (6.32m x 4.95m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with granite effect worktops, tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated electric double oven with four ring induction hob and extractor hood, integrated fridge freezer, coving to ceiling, part wood effect laminate flooring, UPVC double glazed frosted door to rear, stairs to first floor and stairs to lower ground floor.

## Lower Ground Floor

### Cellar Room One

12'8 x 6'5 (3.86m x 1.96m )

Worcester boiler and open to cellar room two.

### Cellar Room Two/Utility

12'9 x 12'8 (3.89m x 3.86m)

UPVC double glazed frosted window, central heating radiator, range of wall and base units with wood effect worktops, stainless steel sink and drainer with mixer tap, plumbing for washing machine, integrated bar and spotlights.

## First Floor

### Landing

2'9 x 2'5 (0.84m x 0.74m )

Doors leading to two bedrooms and bathroom.

### Bedroom One

13'8 x 13'3 (4.17m x 4.04m )

UPVC double glazed window, central heating radiator, fitted wardrobes, original fireplace and picture rail.

### Bedroom Two

14'7 x 12'10 (4.45m x 3.91m)

UPVC double glazed window and central heating radiator.

### Bathroom

12'3 x 5'4 (3.73m x 1.63m )

Two UPVC double glazed windows, heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, direct feed shower enclosed and fully tiled elevations.

## Exterior

Wraparound garden with tiered paving, bedding areas, stone and wood chip, mature shrubbery, pergola, decking and gated off road parking.

