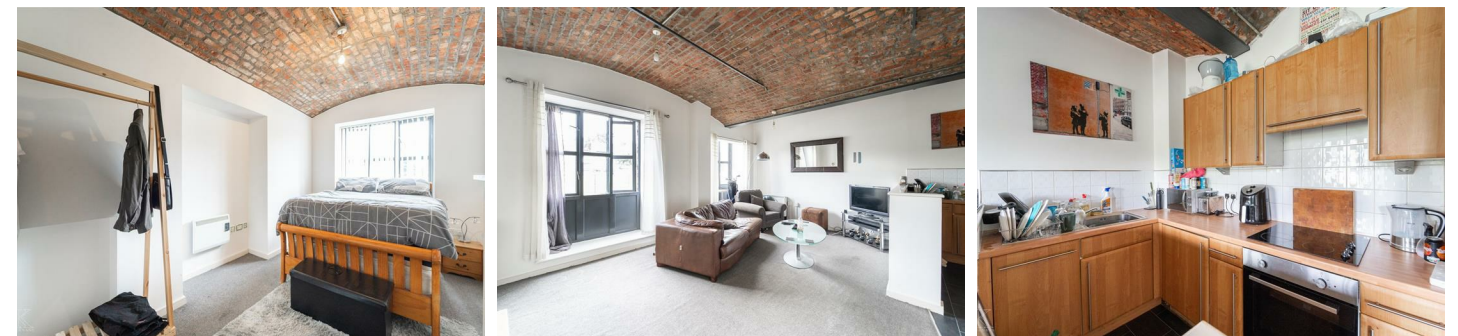


## Ground Floor



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			
(81-91) B		75	78
(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.

## Bacup Road, Rossendale, BB4 7NQ

### £140,000

UNIQUE ONE BEDROOM APARTMENT

Welcome to this charming one bedroom ground floor apartment located on Bacup Road in Rawtenstall, Rossendale. This unique property boasts a cosy reception room, perfect for relaxing after a long day. The bedroom is spacious and inviting, offering a peaceful retreat for a good night's sleep. The bathroom is modern and well-maintained, providing convenience and comfort.

Situated in the heart of Rossendale, this apartment is ideal for those seeking a convenient lifestyle with amenities close by. Whether you are a first-time buyer, downsizing, or looking for an investment opportunity, this property offers great potential.

Don't miss the chance to own this lovely apartment in a desirable location. Contact us today to arrange a viewing and make this apartment your new home in Rossendale.

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# Bacup Road, Rossendale, BB4 7NQ

£140,000



- Spacious Ground Floor Apartment
- Open Plan Living
- Perfect First Home
- EPC Rating C
- One Bedroom
- Original Features
- Tenure Leasehold
- Three Piece Bathroom
- Bursting with Character
- Council Tax Band B

## Entrance Hallway

14'9 x 10'0 (4.50m x 3.05m)

Hardwood front door, smoke detector, alarm system, electric radiator, internal staircase, doors leading to bathroom, bedroom and open plan living area/kitchen.

## Bathroom

8'2 x 6'0 (2.49m x 1.83m)

Electric heated towel rail, extractor fan, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, part tiled elevations and tiled effect vinyl flooring.

## Open Plan Living Area

18'6 x 12'4 (5.64m x 3.76m)

Two hardwood double glazed windows, two electric radiators, television point, exposed brick ceilings and open access to kitchen.

## Kitchen

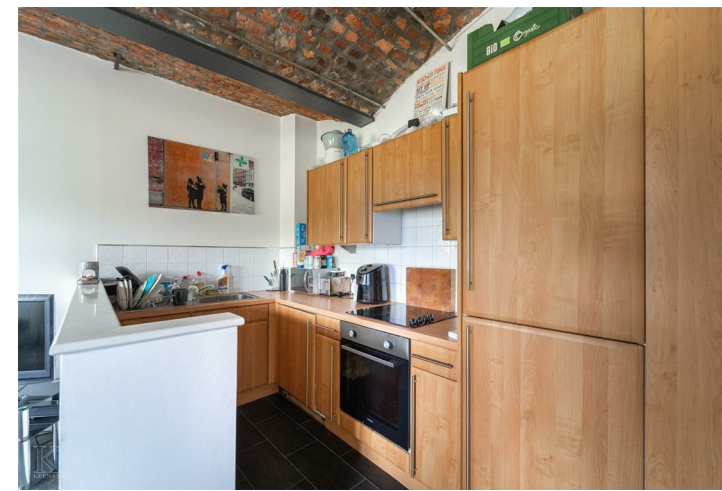
10'9 x 5'2 (3.28m x 1.57m)

Range of wall and base units with wood effect laminate worktops, tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated oven with four ring electric hob and extractor hood, integrated fridge freezer and tiled effect vinyl flooring.

## Bedroom One

17'5 x 8'3 (5.31m x 2.51m )

Hardwood double glazed window, electric radiator and exposed brick ceiling.



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