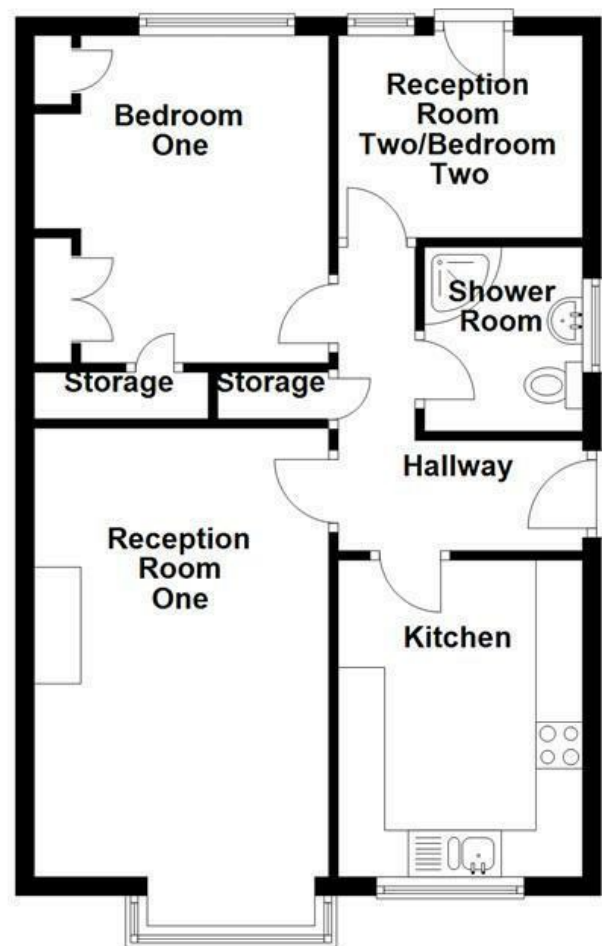


Ground Floor



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			
(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.

## The Moorlands, Bacup, OL13 8BT

### Offers Over £200,000

A BEAUTIFULLY MAINTAINED ONE/TWO BEDROOM TRUE BUNGALOW

Welcome to this charming property located in the sought-after area of The Moorlands in Bacup. This delightful house offers the perfect blend of comfort and style, ideal for those seeking a tranquil retreat or a couple looking for single storey living.

Situated in a serene neighbourhood, this one/two bedroom true bungalow boasts a spacious layout that provides a cosy and inviting atmosphere. The property features a beautiful and spacious garden, perfect for enjoying a cup of tea on a sunny afternoon or hosting gatherings with friends and family.

With the convenience of off-road parking and garage, you can rest assured that your vehicle will always have a secure spot. Whether you're a first-time buyer, downsizing, or looking for a peaceful place to call home, this property offers a wonderful opportunity to create your own haven.

Don't miss out on the chance to own a piece of paradise in this desirable location. Book a viewing today and envision the endless possibilities that this property has to offer.

For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents.

# The Moorlands, Bacup, OL13 8BT

## Offers Over £200,000



- Tenure Freehold
- Council Tax Band B
- EPC Rating TBC
- Off Road Parking With Driveway For Numerous Vehicles along the side of the property
- Bungalow Property
- Two Bedrooms
- Fitted Kitchen And Three Piece Shower Room
- Ideal Property For Single Occupancy Or Couple Wishing To Downsize
- Envious Rear Garden

### Ground Floor

#### Entrance

UPVC door to hallway.

#### Hallway

12' x 6'6 (3.66m x 1.98m)

Coving, central heating radiator, doors to reception room one, reception room two/bedroom two, kitchen, bedroom one, storage and shower room.

#### Kitchen

11'2 x 8'7 (3.40m x 2.62m)

UPVC double glazed window, wood panel wall and base units, laminate work tops, single oven with four ring gas hob, glass splash back, extractor hood, composite one and a half sink and drainer with spring neck mixer tap, plumbed for washing machine, space for fridge freezer, space for dryer, boiler, coving, laminate flooring.

#### Reception Room One

15'10 x 10'5 (4.83m x 3.18m)

UPVC double glazed bay window, central heating radiator, coving, television point and gas fire with decorative surround.

#### Bedroom One

13'6 x 10'5 (4.11m x 3.18m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes, television point and storage.

#### Reception Room Two/Bedroom Two

8'7 x 7'10 (2.62m x 2.39m)

UPVC double glazed window, UPVC door to rear, central heating radiator and coving.

#### Shower Room

7'4 x 5'7 (2.24m x 1.70m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, enclosed electric feed shower, coving, tiled elevation and laminate flooring.

### External

#### Rear

Enclosed artificial lawn, bedding areas, pond and access to garage.

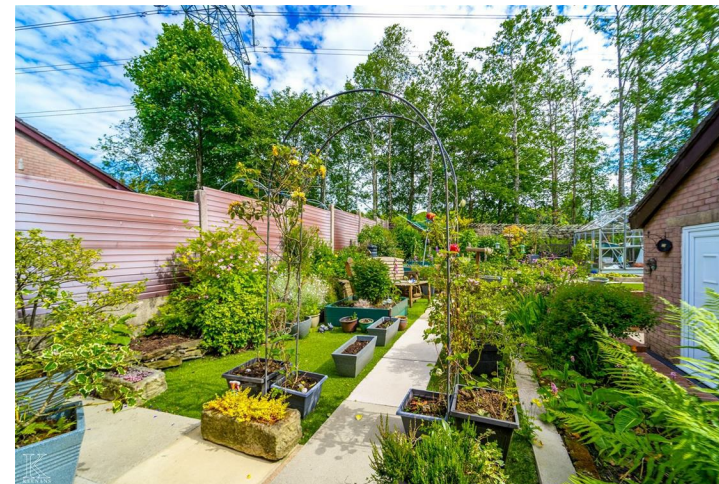
#### Front

Block paved driveway leading to a single garage and bedding areas.

#### Garage

18'11 x 9'6 (5.77m x 2.90m)

Up and over door and UPVC door to side.



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