



## Tong Lane, Bacup, OL13 9LH

### Offers Over £99,950

**\*\* THREE BEDROOM FAMILY PROPERTY \*\***

Situated in the heart town of Bacup, this three bedroom home provides easy access to the town centre. With a spacious living room, a fitted kitchen, three bedrooms, a three piece bathroom suite as well as rear and front gardens, this property is perfect for a small family or somebody looking for a practical upsize. This property is also just a short drive away from well regarded schools and local amenities as well as commuter routes to surrounding towns and cities.

This property comprises briefly: entrance into the hallway with stairs leading to the first floor landing and doors providing access to the fitted kitchen and spacious living room. From the kitchen, there are doors providing access to storage and the rear garden. From the first floor landing, there are doors allowing access to three bedrooms and a three piece bathroom suite.

Externally, the property offers a rear, enclosed, laid to lawn garden with access to the front of the property. To the front, there is an enclosed laid to lawn garden with a paved patio pathway and bedding area.

To arrange any viewings, please call our Rawtenstall team at your earliest convenience.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C	69		
(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.



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- Semi Detached Property
- Modern Fitted Kitchen
- Gardens to Front and Rear
- EPC Rating C
- Three Bedrooms
- Bursting with Potential
- Tenure Freehold
- Three Piece Bathroom
- Perfect Family Home
- Council Tax Band A

### Entrance

### Hallway

Hardwood front door leading into hallway, radiator, upvc dg window to the front, cloaks and stairs off to first floor.

### Lounge

18" x 11 (5.49m x 3.35m)

Spacious lounge with wall mounted gas fire, 2 radiators and upvc dg window to the front and rear elevation

### Kitchen

14'11" x 11'1" (4.57 x 3.38)

Fitted kitchen with wall & base units, stainless steel sink and drainer, plumbing for washing machine, under stairs storage, tiled floor, radiator, hardwood door giving access to rear garden.

### Landing

Landing with access to loft via hatch and doors off to bedrooms and bathroom

### Bedroom One

11'1" x 9'6" (3.4 x 2.92)

Double room, radiator and upvc dg window to the rear overlooking park with countryside views.

### Bedroom Two

11'1" x 8'3" (3.38 x 2.54)

double room, radiator and upvc dg window to the front.

### Bedroom Three

8'9" x 5'8" (2.67 x 1.73)

Single room, radiator and upvc dg window to the front.

### Family Bathroom

Fitted with 3 piece suite in white comprising of wc, basin and bath, splash back tiling, storage cupboard housing water cylinder, radiator and upvc dg window with obscured glass.

### External

Large garden to the rear

