

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.

Todmorden Road, Bacup, OL13 9UQ

£169,950

STUNNING PROPERTY WITH STUNNING VIEWS

Nestled on the charming Todmorden Road, this delightful house offers more than just a place to call home. With stunning views that stretch as far as the eye can see, this property is a true gem in a semi-rural setting.

Step inside to discover modern decor and appliances that effortlessly blend style and functionality. Whether you're a first-time buyer, a growing family, or someone looking for a peaceful retreat, this house caters to all.

Imagine waking up to the picturesque views every morning, enjoying the tranquility of the surroundings, and coming home to a place that truly feels like a sanctuary. This property is not just a house; it's a lifestyle waiting to be embraced.

Don't miss the opportunity to make this house your own contact or Rossendale branch and experience the best of both worlds - modern living in a serene countryside setting.

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- Tenure Freehold
- On Street Parking
- No Chain Delay
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Terraced - Cottage Property
- Contemporary Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating TBC
- Two Bedrooms
- Envious Countryside Views

Ground Floor

Entrance Porch

UPVC double glazed door, UPVC double glazed window and door to reception room.

Reception Room

18'1 x 14'8 (5.51m x 4.47m)

UPVC double glazed window, two central heating radiators, features fireplace with wooden surround with fire seated on hearth, exposed beams, solid wooden flooring, stairs to first floor and door to kitchen.

Kitchen

14'8 x 12'11 (4.47m x 3.94m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units, granite work tops, oven, four ring electric hob, granite splash backs, extractor hood, inset one and a half stainless steel sink with draining ridges in the work top and mixer tap, plumbed for washing machine and dishwasher. UPVC double glazed door to rear, exposed beams and tiled floor.

First Floor

Landing

10'6 x 5'10 (3.20m x 1.78m)

Loft access, smoke alarm, doors to two bedrooms, bathroom and storage.

Bedroom One

14'9 x 14'8 (4.50m x 4.47m)

Two UPVC double glazed windows and two central heating radiators. Potential to convert to 3rd bedroom subject to building regulations.

Bedroom Two

14'9 x 8'8 (4.50m x 2.64m)

UPVC double glazed window and central heating radiator.

Bathroom

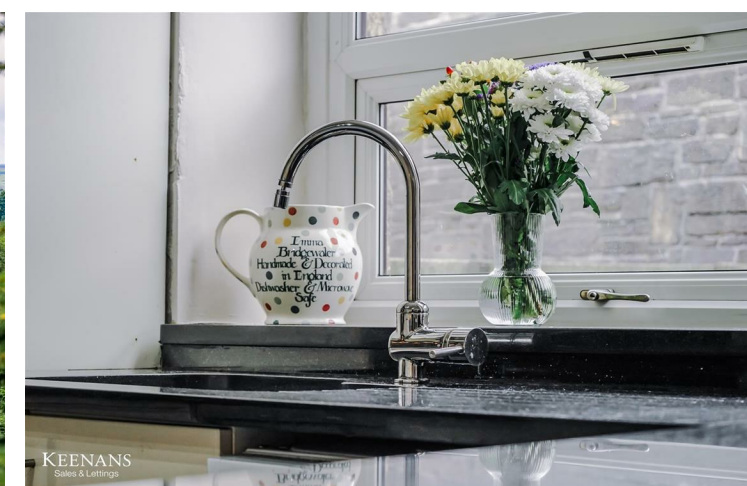
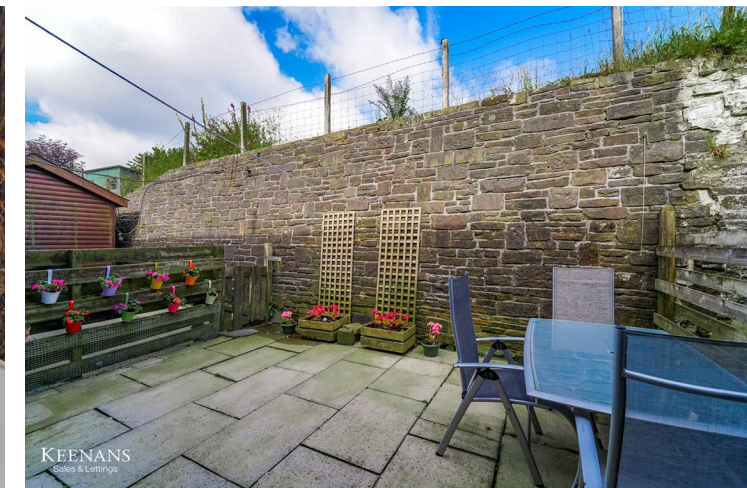
7'8 x 6'7 (2.34m x 2.01m)

UPVC double glazed frosted window, central heating towel radiator, pedestal wash basin, dual flush WC, panelled bath with overhead direct feed shower with massage settings and rinse head, part tiled elevation and vinyl flooring.

External

Rear

Enclosed paved yard.



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