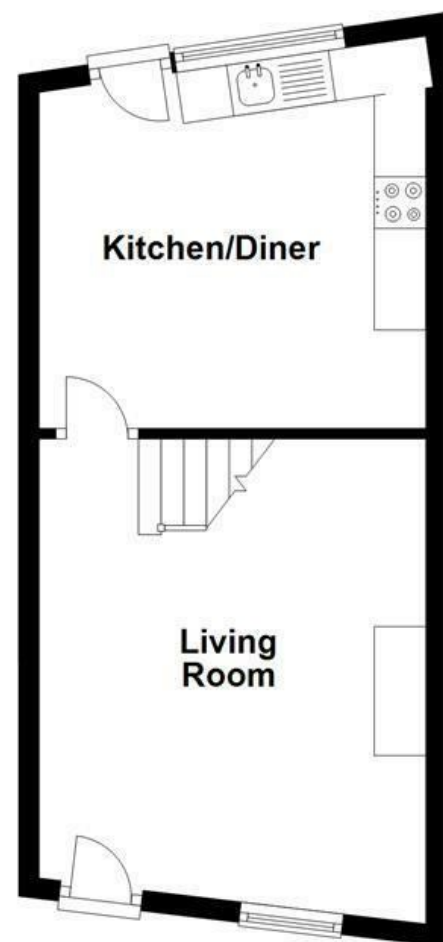
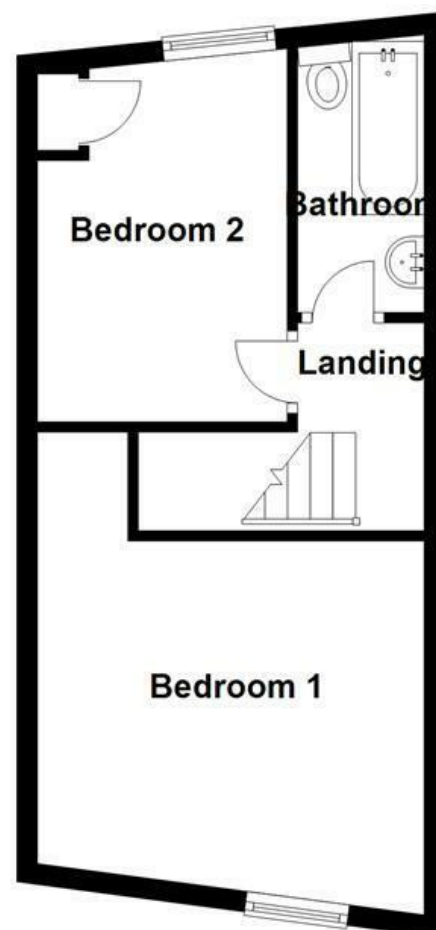


Ground Floor



First 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			83
(81-91) B			
(69-80) C			
(55-68) D		54	
(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.

Huttock End Lane, Bacup, OL13 8LD

£90,000

EXCELLENT TWO BEDROOM HOME

Welcome to this charming two-bedroom end terrace house located on Huttock End Lane in Bacup. This lovely property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two well-appointed bedrooms, there is ample space for a small family or a couple looking for a guest room or home office.

The house features a modern bathroom, adding convenience to your daily routine. Situated in an ideal location, this property offers easy access to local amenities, schools, and transport links, making it a convenient choice for those looking for a well-connected home.

Whether you're a first-time buyer, a small family, or someone looking to downsize, this property has a lot to offer. Don't miss the opportunity to make this house your home sweet home in the heart of Bacup.

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Huttock End Lane, Bacup, OL13 8LD

£90,000



- Tenure Freehold
- On Street Parking
- Ideal Home For Small Family Or Couple Ready To Move Into
- Close Proximity To Local Amenities
- Council Tax Band A
- End Terraced Property
- Viewing Essential
- EPC Rating E
- Two Bedrooms
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

UPVC double glazed frosted stained glass door to reception room.

Reception Room

13'11 x 12'4 (4.24m x 3.76m)

Central heating radiator, UPVC double glazed window, brick fireplace surround with electric fire, stairs to first floor and door to kitchen/diner.

Kitchen/Diner

10'8 x 12'4 (3.25m x 3.76m)

UPVC double glazed window, UPVC double glazed frosted door to rear, central heating radiator, smoke alarm, range of laminate wall and base units, laminate work tops, stainless steel sink and drainer with mixer tap, oven with four ring induction hob, extractor hood, plumbed for washing machine, space for fridge freezer and tiled effect laminate flooring.

First Floor

Landing

Access to loft, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

12'4 x 6'7 (3.76m x 2.01m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'6 x 7'11 (3.51m x 2.41m)

UPVC double glazed frosted window, central heating radiator and storage cupboard.

Bathroom

8'8 x 4' (2.64m x 1.22m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath with over head electric feed shower, part tiled elevation and tiled effect laminate flooring.

External

Rear

Enclosed rear yard with side gate.



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