



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.

Stanley Mount, Bacup, OL13 9DA

Offers Over £139,950

THE PERFECT FIRST TIME HOME OR INVESTMENT OPPORTUNITY

Offering spacious rooms, stunning views and no chain delay, this enviable three bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Bacup. With gardens to both the front and the rear, three generously sized bedrooms and open plan living area, this property, once updated, has the potential to be the perfect family home! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rossendale, Burnley, Rochdale and major motorway links.

The property comprises briefly; a welcoming entrance vestibule leads on to a hallway which guides you through to a spacious reception room, kitchen diner, pantry and houses a staircase to the first floor. The reception room leads on to a rear porch. The first floor comprises of doors on to three generously sized bedrooms, bathroom and WC. Externally there is an enclosed garden to the rear with laid to lawn, paving and bedding. To the front there is a laid to lawn garden with a paved pathway.

For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

Stanley Mount, Bacup, OL13 9DA

Offers Over £139,950



- Mid Terraced Property
- Contemporary Fitted Kitchen
- Enviably Countryside Views
- EPC Rating TBC
- Three Bedrooms
- Spacious Reception Room
- Tenure Freehold
- Two Piece Bathroom Suite
- Abundance of Character
- Council Tax Band A

Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

3'11 x 2'10 (1.19m x 0.86m)

Dado rail, meter cupboard and single glazed frosted door to hall.

Hall

8'7 x 3'11 (2.62m x 1.19m)

Central heating radiator, coving, dado rail, understairs storage, doors to reception room, kitchen/dining area, pantry and stairs to first floor.

Kitchen/Dining Area

11'5 x 8'7 (3.48m x 2.62m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units, granite effect surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, space for oven, integrated extractor hood, space for fridge freezer, plumbing for washing machine and dishwasher, serving hatch and wood effect laminate flooring.

Pantry

6'10 x 5'4 (2.08m x 1.63m)

UPVC double glazed window, integrated storage and laminate effect lino flooring.

Reception Room

20'0 x 11'4 (6.10m x 3.45m)

Two UPVC double glazed windows, two central heating radiators, gas heater with wooden mantel and surround, television point and single glazed frosted door to rear porch.

Rear Porch

7'4 x 3'1 (2.24m x 0.94m)

UPVC double glazed frosted window, hardwood single glazed frosted window and UPVC double glazed frosted door to rear.

First Floor

Landing

11'3 x 8'6 (3.43m x 2.59m)

Loft access, storage cupboard, doors to three bedrooms, bathroom and WC.

Bedroom One

11'5 x 11'3 (3.48m x 3.43m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

14'3 x 8'5 (4.34m x 2.57m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

8'7 x 8'5 (2.62m x 2.57m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

5'10 x 5'6 (1.78m x 1.68m)

UPVC double glazed frosted window, central heating radiator, panel bath with electric feed shower and traditional taps, pedestal wash basin with traditional taps, tiled elevations and tiled effect lino flooring.

External

Rear

Laid to lawn garden with paving and bedding.

Front

Laid to lawn garden.

