



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			89
(81-91) B			
(69-80) C		66	
(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	

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David Street, Bacup, OL13 0TT

£100,000

A FANTASTIC FIRST TIME BUYER OPPORTUNITY

Nestled in the charming David Street, Bacup, this delightful terraced property is a dream come true for first-time buyers. Boasting a cosy reception room, two inviting bedrooms, and a well-appointed bathroom, this property offers plenty of space for you to add your personal touch and make it truly your own.

One of the highlights of this lovely home is the spacious main bedroom complete with fitted wardrobes, providing ample storage for all your belongings. With on street parking at the front and additional parking at the rear of the property, convenience is at your doorstep.

Perfect for those with a busy lifestyle, this home is ideal for commuters looking for a location that ticks all the boxes. Don't miss out on this fantastic opportunity to own a charming cottage in a sought-after area.

David Street, Bacup, OL13 0TT

£100,000



- Mid Terrace Property
- Two Bedrooms
- Three Piece Bathroom
- Ideal Rental Investment
- Spacious Interiors
- Bursting with Potential
- Enclosed Yard to Rear with Access to Rear Parking
- Tenure Leasehold
- Council Tax Band A
- EPC Rating D

Ground Floor

Entrance Vestibule

4'0 x 3'11 (1.22m x 1.19m)

Hardwood single glazed front door, single glazed windows and hardwood single glazed door to reception room.

Reception Room

14'9 x 13'9 (4.50m x 4.19m)

UPVC double glazed window, central heating radiator, electric fire, television point, fitted storage and hardwood door to kitchen.

Kitchen

10'3 x 7'8 (3.12m x 2.34m)

UPVC double glazed window, central heated towel rail, range of wall and base units with laminate worktops, tiled splashback, stainless steel sink and drainer with mixer tap, space for oven, integrated extractor hood, space for under counter appliance, tiled effect vinyl flooring, door to stairs to lower ground floor, first floor and hardwood door to rear.

Lower Ground Floor

Cellar

13'9 x 7'9 (4.19m x 2.36m)

Power and lighting.

First Floor

Landing

Doors leading to two bedrooms and bathroom.

Bedroom One

13'9 x 12'2 (4.19m x 3.71m)

UPVC double glazed window, central heating radiator, loft access and fitted wardrobes.

Bedroom Two

10'3 x 6'11 (3.12m x 2.11m)

UPVC double glazed window and central heating radiator.

Bathroom

7'5 x 4'0 (2.26m x 1.22m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with traditional taps and overhead electric feed shower, tiled elevations, tiled flooring and door to over stairs storage.

External

Rear

Enclosed paved yard with gated access to rear parking.



Tel: 01706215618

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