



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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Rochdale Road, Bacup, OL13 9TW

£200,000

A FANTASTIC OPPORTUNITY

Situated on Rochdale Road in Bacup, this semi-detached house offers a fantastic opportunity to create your dream home. Boasting two reception rooms, three bedrooms, and two bathrooms, this property provides ample space for a small family to flourish.

The property's off-road parking and detached garage provide convenience and storage solutions, adding to the appeal of this lovely home. One of the standout features of this property is the charming field views to the rear, offering a tranquil backdrop for everyday life. Imagine waking up to the serene beauty of the countryside right at your doorstep.

If you have a vision to personalise a home to truly make it your own, this property is the perfect canvas. With its ideal location and potential for customisation, this semi-detached house is a gem waiting to be polished by the right owner.

Don't miss out on the chance to turn this house into your dream home - book a viewing today and start envisioning the possibilities that await you at this delightful property on Rochdale Road.

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Rochdale Road, Bacup, OL13 9TW

£200,000



- Tenure Freehold
- Council Tax Band B
- EPC Rating D
- Off Road Parking With Access To Garage
- Semi Detached Property
- Three Bedrooms
- Viewing Essential
- Enclosed Ample Sized Garden Space
- Bursting With Potential
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

UPVC double glazed door and window to hall.

Hall

11' x 6'3 (3.35m x 1.91m)

Central heating radiator, coving, stairs to first floor, doors to reception room one and kitchen.

Reception Room One

12'7 x 11' (3.84m x 3.35m)

UPVC double glazed box bay window, central heating radiator, coving, two feature wall lights, living flame gas fire and double doors to reception room two.

Reception Room Two

10'5 x 9'9 (3.18m x 2.97m)

Central heating radiator, ceiling fan, coving, wood flooring, UPVC double glazed sliding door to rear and serving hatch from the kitchen.

Kitchen

13'6 x 9'3 (4.11m x 2.82m)

UPVC double glazed window, range of wall and base units, laminate work tops, oven and grill in a high rise unit, five ring gas hob, tiled splash back and extractor hood, one and a half sink and drainer with mixer tap, space for under counter fridge, plumbed for washing machine, tiled flooring and UPVC double glazed frosted door to side elevation.

First Floor

Landing

UPVC double glazed frosted window, loft access, coving, doors to bathroom and three bedrooms.

Bedroom One

12'9 x 11' (3.89m x 3.35m)

UPVC double glazed box bay window, central heating radiator, coving and fitted wardrobes.

Bedroom Two

10'5 x 9'9 (3.18m x 2.97m)

UPVC double glazed window, central heating radiator, coving, ceiling fan, fitted wardrobes, wood effect flooring and door to en suite.

En Suite

4'5 x 2'5 (1.35m x 0.74m)

Corner wall mounted wash basin, electric feed shower, full tiled elevation and tiled flooring.

Bedroom Three

11' x 6' (3.35m x 1.83m)

UPVC double glazed window, central heating radiator, coving, ceiling fan and wood effect flooring.

Bathroom

9'3 x 5'7 (2.82m x 1.70m)

UPVC double glazed frosted window, central heating towel rail, low bowl WC, pedestal wash basin, wood panelled bath with mixer tap and rinse head, wood clad ceiling, tiled elevation, extractor fan and cork tiled flooring.

External

Rear

Laid to lawn garden, greenhouse, detached garage and countryside views.

Front

Bedding areas, drive with off road parking in tandem and mature trees.

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