



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	57	
(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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Newchurch Road, Bacup, OL13 0UE

£155,000

SPACIOUS MID TERRACE PROPERTY, UNDERGONE FULL TRANSFORMATION

Situated on Newchurch Road in Bacup, this charming mid-terrace property is a true gem waiting to be discovered. With two reception rooms, two bedrooms, spacious attic room and a modern bathroom suite. Spread across three storeys, this property offers ample space for a growing family or those who love to entertain.

Recently remodelled to perfection, this home seamlessly blends the timeless elegance of a Victorian-era property with all the modern upgrades one could desire.

Step inside to find a stylish and modern interior that beautifully complements the classic architectural details, creating a space that exudes sophistication and class. But it's not just about looks - this house has been designed with warmth and energy efficiency in mind, ensuring that you'll be cosy and environmentally conscious all year round.

Don't miss out on the opportunity to own a home that effortlessly combines comfort and style - book a viewing today and make this house your next home!

Newchurch Road, Bacup, OL13 0UE

£155,000

 3  1  2  D

- Immaculate Mid Terrace Property
- Contemporary Fitted Kitchen
- Spacious Attic Room
- EPC Rating D
- Two Bedrooms
- Fully Renovated Throughout
- Tenure Leasehold
- Three Piece Bathroom Suite
- Complete Blank Canvas
- Council Tax Band A

Ground Floor

Entrance

Via a UPVC double glazed front door to vestibule.

Vestibule

3'8 x 3'6 (1.12m x 1.07m)

UPVC double glazed front door and hardwood single glazed frosted door to hall.

Hall

11'5 x 3'6 (3.48m x 1.07m)

Central heating radiator, picture rail, smoke alarm, wood effect flooring, hardwood single glazed frosted door to reception room one, door to reception room two and stairs to first floor.

Reception Room One

12'1 x 9'8 (3.68m x 2.95m)

UPVC double glazed window, central heating radiator, dado rail and two feature wall lights.

Reception Room Two

13'11 x 13'11 (4.24m x 4.24m)

UPVC double glazed window, central heating radiator, two feature wall lights, dado rail, television point and door to kitchen.

Kitchen

10'1 x 5'9 (3.07m x 1.75m)

UPVC double glazed frosted window, range of wall and base units with laminate surface, tiled splashback, stainless steel sink and drainer with mixer tap, space for oven, integrated extractor hood, space for fridge freezer, plumbing for washing machine, boiler, extractor fan, tiled flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

7'6 x 5'11 (2.29m x 1.80m)

Doors to two bedrooms, bathroom and stairs to attic.

Bedroom One

13'10 x 12'2 (4.22m x 3.71m)

Two UPVC double glazed windows, central heating radiator and over stairs storage.

Bedroom Two

12' x 7'9 (3.66m x 2.36m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom

9'3 x 5'8 (2.82m x 1.73m)

UPVC double glazed frosted window, central heating radiator, low basin WC, L-shaped panel bath with electric feed shower, pedestal wash basin with , part tiled elevation and lino flooring.

Second Floor



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