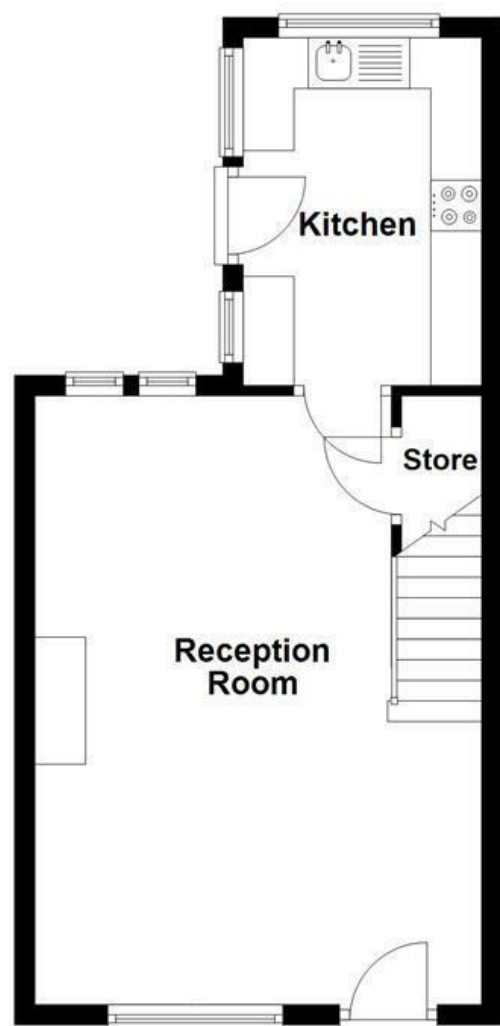
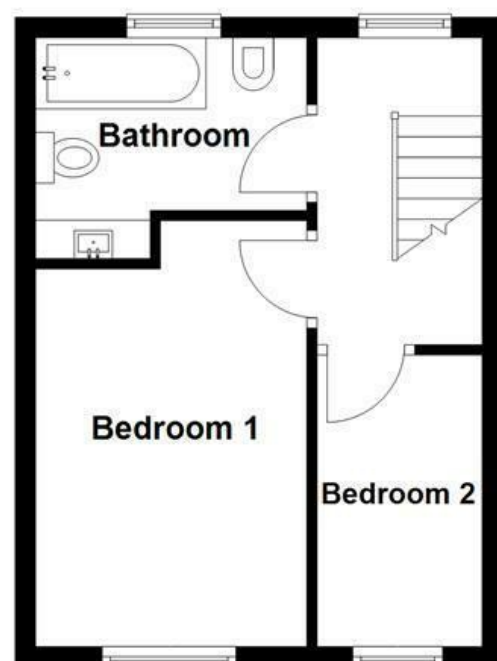


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		65	
(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.

New Line, Bacup, OL13 9RN Offers Over £90,000

THE PERFECT INVESTMENT OPPORTUNITY

A complete blank canvas, original features and no chain delay, this enviable two bedroom cottage property is being proudly welcomed to the market in the sought after location of Bacup. With neutral decoration, this property, once updated, has the potential to be the perfect first time home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Rochdale, Rossendale and major motorway links.

The property comprises briefly; a welcoming and spacious reception room provides access through to a fitted kitchen and houses a staircase to the first floor. The kitchen leads out to the rear. The first floor comprises of doors on to two bedrooms and a bathroom. Externally there is an enclosed yard to the rear.

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

New Line, Bacup, OL13 9RN

Offers Over £90,000



- Mid Terrace Property
- Fitted Kitchen
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Bursting with Potential
- Tenure Leasehold
- Four Piece Bathroom
- Enclosed Yard to Rear
- Council Tax Band A

Ground Floor

Reception Room

19'8 x 14'6 (5.99m x 4.42m)

UPVC double glazed frosted front door, UPVC double glazed window, two hardwood double glazed windows, central heating radiator, ceiling rose, television point, gas fire, integrated alcove storage, understairs storage, tiled effect vinyl flooring and hardwood door to kitchen.

Kitchen

11'3 x 7'8 (3.43m x 2.34m)

Three hardwood double glazed windows, central heating radiator, range of wall and base units with laminate worktops, tiled splashback, stainless steel sink and drainer with mixer tap, space for oven and fridge freezer, plumbing for washing machine, Vaillant boiler, wood effect lino flooring and hardwood door to rear.

First Floor

Landing

9'10 x 5'4 (3.00m x 1.63m)

UPVC double glazed window, central heating radiator, coving, loft access, smoke detector, hardwood doors to two bedrooms and bathroom.

Bedroom One

14'4 x 8'11 (4.37m x 2.72m)

UPVC double glazed window and central heating radiator.

Bedroom Two

9'6 x 5'4 (2.90m x 1.63m)

UPVC double glazed window and central heating radiator.

Bathroom

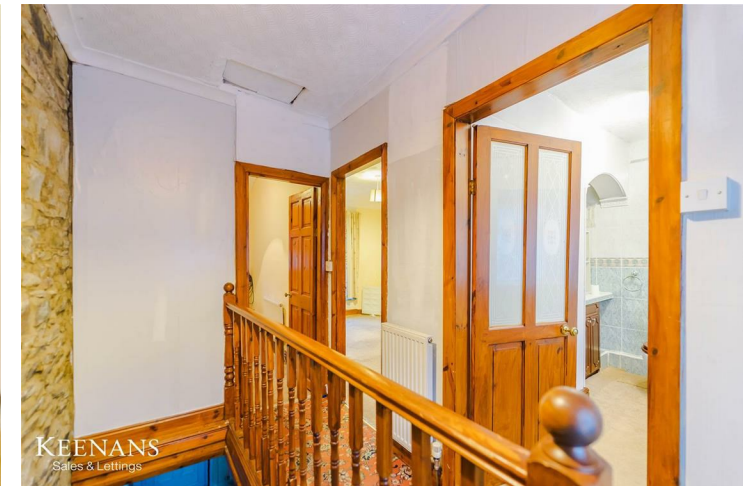
8'11 x 7'2 (2.72m x 2.18m)

UPVC double glazed window, central heating radiator, panel bath with traditional taps and direct feed shower, dual flush WC, vanity top wash basin with traditional taps, bidet and tiled elevations.

External

Rear

Enclosed yard.



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