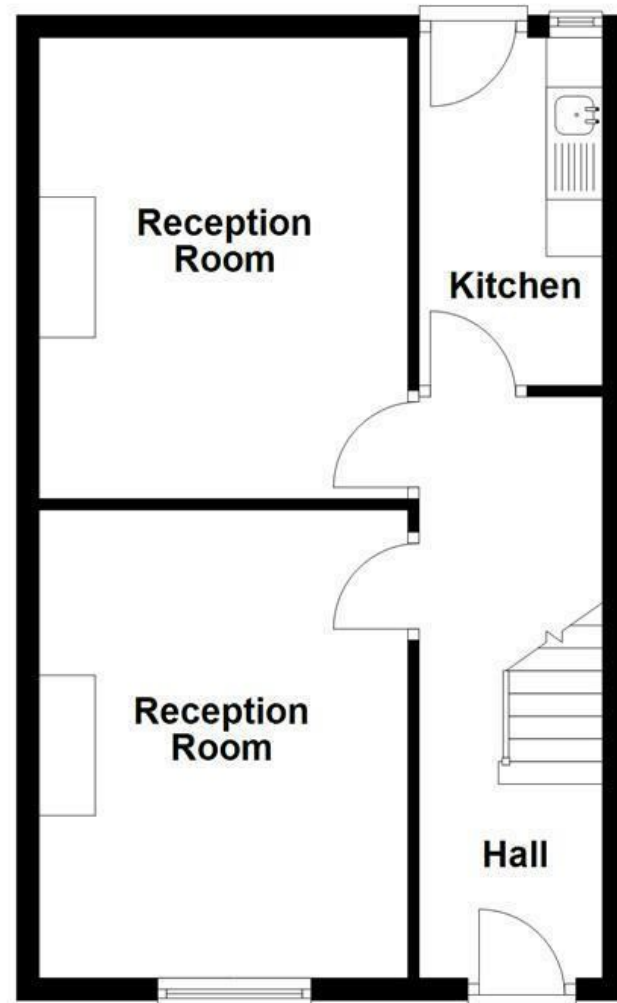
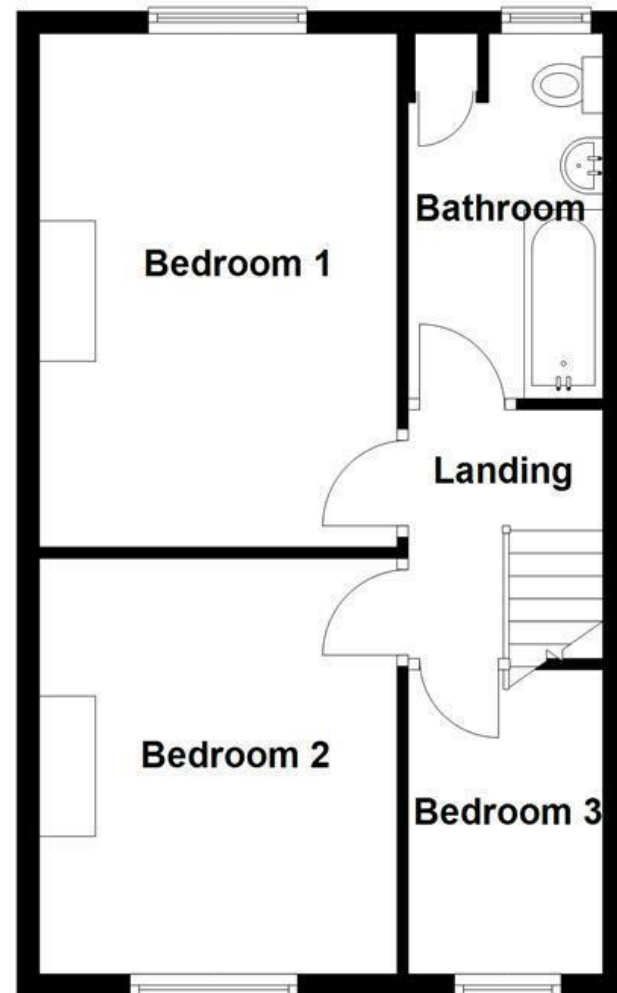


Ground Floor



First Floor



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.

## Moorlands Terrace, Bacup, OL13 9QD

### £135,000

IDEAL PROJECT HOME WITH FANTASTIC VIEWS

Nestled in the charming area of Moorlands Terrace, Bacup, this delightful house presents an excellent opportunity for both investors and first-time buyers seeking a project. The property is ideally located in a semi-rural setting, offering a peaceful retreat from the hustle and bustle of urban life.

One of the standout features of this home is the fantastic views of the surrounding hills, which provide a picturesque backdrop and a sense of tranquillity. The property is situated on a private road, ensuring a sense of seclusion and privacy that is often sought after in today's fast-paced world.

With its potential for renovation and personalisation, this house is perfect for those looking to create their dream home or for investors aiming to add value. The combination of its serene location and stunning views makes it a truly appealing prospect.

Whether you are looking to embark on your first homeownership journey or seeking a promising investment opportunity, this property in Bacup is not to be missed. Embrace the chance to transform this house into a beautiful home while enjoying the benefits of a quiet, scenic environment.

# Moorlands Terrace, Bacup, OL13 9QD

£135,000



- Ideal Investment Property
- Extensive Views
- On Street Parking
- EPC Rating: TBC
- Three Bedrooms
- Fitted Kitchen
- Tenure Leasehold
- Two Reception Rooms
- Enclosed Rear Yard and Further Garden
- Council Tax Band: A

## Ground Floor

### Hall

16'5 x 5' (5.00m x 1.52m)

Hardwood entrance door, electric storage heater, coving, ceiling rose, picture rail, dado rail, stairs to first floor and doors to two reception room and kitchen.

### Reception Room One

13'8 x 10'9 (4.17m x 3.28m)

Hardwood single glazed window, electric storage heater, cornice coving, ceiling rose, picture rail, open fireplace with tiled hearth and surround.

### Reception Room Two

13'6 x 10'6 (4.11m x 3.20m)

UPVC double glazed window, storage heater, ceiling rose, cornice coving, picture rail, electric fire on tiled hearth and surround.

### Kitchen

10'2 x 5'4 (3.10m x 1.63m)

UPVC double glazed window, wood effect wall and base units, laminate worktops, stainless steel sink with draining board and traditional taps, space for freestanding cooker, space for fridge freezer, plumbing for washing machine, vinyl flooring and hardwood single glazed door to rear.

## First Floor

### Landing

8' x 5'4 (2.44m x 1.63m)

Loft access and doors to three bedrooms and bathroom.

### Bedroom One

13'10 x 10'4 (4.22m x 3.15m)

UPVC double glazed window, electric storage heater, picture rail and cast iron feature fireplace.

### Bedroom Two

13'3 x 10'4 (4.04m x 3.15m)

Hardwood single glazed window, electric storage heater, picture rail and cast iron feature fireplace.

### Bedroom Three

10'5 x 6'9 (3.18m x 2.06m)

Hardwood single glazed window and picture rail.

### Bathroom

10'5 x 5'9 (3.18m x 1.75m)

UPVC double glazed frosted window, low basin WC, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head, storage cupboard and vinyl flooring.

## External

### Rear

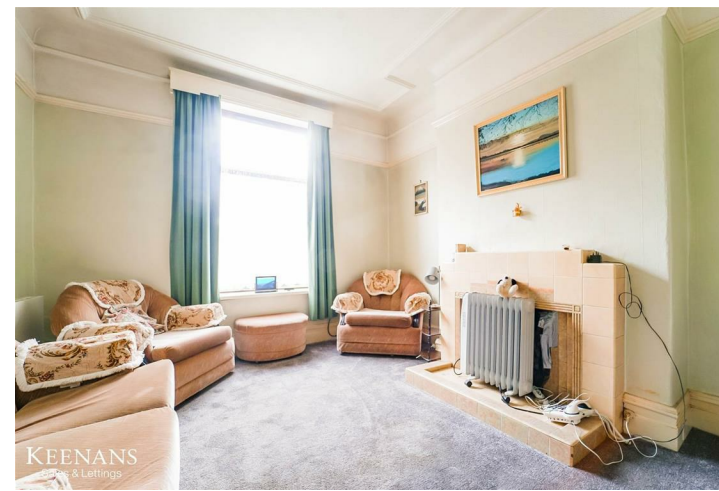
Paved yard with gate to shared access road and access to further laid to lawn garden with hard standing for a garage.

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