




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(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.

Todmorden Road, Bacup, OL13 9UA

Offers Over £140,000

AN EXCEPTIONAL END TERRACE PROPERTY

Offering spacious rooms, neutral decoration and modern fixtures and fittings, this enviable two bedroom end terrace property is being proudly welcomed to the market in the desirable location of Bacup. With enviable views to the rear, open plan dining kitchen and no chain delay, this enviable property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rossendale, Todmorden, Burnley, Rochdale and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted dining kitchen and houses a staircase to the first floor. The first floor comprises of doors on to two generously sized bedrooms and a modern 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.

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Offers Over £140,000

 **2**  **1**  **1**  **E**

- Immaculate End Terrace Property
- No Chain Delay
- Enclosed Yard to Rear
- EPC Rating E
- Two Bedrooms
- Neutral Decoration Throughout
- Tenure Leasehold
- Three Piece Bathroom Suite
- Move-in Ready
- Council Tax Band A

Ground Floor

Entrance Hall

17'0 x 3'7 (5.18m x 1.09m)

Composite front door, central heating radiator, smoke detector, wood effect flooring, doors to kitchen, reception room and stairs to first floor.

Reception Room

13'6 x 12'0 (4.11m x 3.66m)

UPVC double glazed window, central heating radiator and television point.

Kitchen

16'0 x 9'3 (4.88m x 2.82m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with four ring electric hob and extractor hood, space for fridge freezer, plumbing for washing machine, spotlights, tiled effect flooring, door to under stairs storage and composite door to rear.

First Floor

Landing

12'2 x 4'9 (3.71m x 1.45m)

Doors leading to two bedrooms and bathroom.

Bedroom One

16'0 x 13'5 (4.88m x 4.09m)

UPVC double glazed window, central heating radiator and television point.

Bedroom Two

10'11 x 9'1 (3.33m x 2.77m)

UPVC double glazed window, central heating radiator and storage cupboard.

Bathroom

7'10 x 5'2 (2.39m x 1.57m)

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

External

Rear

Enclosed paved yard with the potential to rent the adjoining garden.



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