



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Todmorden Road, Bacup, OL13 9UQ

Offers In The Region Of £185,000

CHARMING SEMI DETACHED HOME

Nestled on the picturesque Todmorden Road in Bacup, this charming semi-detached property is a delightful find for those seeking a home filled with character. With two double bedrooms and a welcoming reception room, this property offers a warm and inviting atmosphere perfect for both relaxation and entertaining.

The house is presented to the highest standard throughout, ensuring that every corner reflects quality and care. One of the standout features of this property is the stunning extensive rear garden, which provides a serene outdoor space ideal for gardening enthusiasts or those who simply wish to enjoy the beauty of nature. The rural location enhances the appeal, offering a peaceful retreat while still being conveniently close to local amenities.

Additionally, the property boasts a cellar and an attic room, both brimming with potential. These spaces can be transformed to suit your needs, whether you envision a home office, a playroom, or extra storage.

This semi-detached house is not just a home; it is a canvas for your imagination, waiting for you to make it your own. With its characterful charm and beautiful surroundings, it is a perfect opportunity for anyone looking to settle in a tranquil yet vibrant community.

Todmorden Road, Bacup, OL13 9UQ

Offers In The Region Of £185,000

 **2**  **1**  **1**  **D**

- Charming Semi Detached Property
 - Bursting with Character
 - On Street Parking
 - EPC Rating D
- Two Double Bedrooms
 - Rural Location
 - Tenure Freehold
- Modern Three Piece Bathroom Suite
 - Extensive Rear Garden
 - Council Tax Band B

Ground Floor

Entrance Vestibule

3'5 x 3'3 (1.04m x 0.99m)
Composite front door and door to reception room.

Reception Room

13'5 x 13'3 (4.09m x 4.04m)
UPVC double glazed window, upright central heating radiator, coving, log burner with original stone surround, television point, alcove lighting, wood effect flooring and hardwood single glazed door to kitchen/dining area.

Kitchen/Dining Area

17'0 x 13'2 (5.18m x 4.01m)
UPVC double glazed window, central heating radiator, range of hardwood panelled wall and base units with granite effect work surfaces, inset stainless steel one and a half bowl sink with high spout mixer tap, tiled splashback, range cooker with five ring gas hob and integrated extractor hood, integrated fridge, integrated Bosch dishwasher, integrated washing machine, pendant lighting, tiled effect flooring, door to stairs to lower ground floor, UPVC double glazed door to rear and stairs to first floor.

Lower Ground Floor

Cellar

13'8 x 5'2 (4.17m x 1.57m)
Power and lighting.

First Floor

Landing

7'5 x 6'9 (2.26m x 2.06m)
Electric heater, smoke detector, doors leading to two bedrooms, bathroom and stairs to second floor.

Bedroom One

13'6 x 11'8 (4.11m x 3.56m)
UPVC double glazed window, central heating radiator and fitted storage with integrated boiler.

Bedroom Two

13'4 x 9'8 (4.06m x 2.95m)
UPVC double glazed window, central heating radiator, coving and wood effect flooring.

Bathroom

6'10 x 5'8 (2.08m x 1.73m)
UPVC double glazed window, central heated towel rail, dual flush W/C, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, PVC to ceiling, partially tiled elevations, spotlights and tiled flooring.

Second Floor

Attic Room

13'8 x 13'5 (4.17m x 4.09m)
Central heating radiator.

External

Rear

Extensive garden with paving, laid to lawn, bedding areas and mature shrubbery.

Front

Steps to entrance.



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