



Todmorden Road, Bacup, OL13 9UQ

£125,000

TWO BEDROOM SEMI DETACHED PROPERTY BURSTING WITH POTENTIAL

This two-bedroom house presents an excellent opportunity for those seeking a spacious and inviting home. The property boasts lovely views that enhance its appeal, allowing residents to enjoy the beauty of the surrounding landscape from the comfort of their own living space.

The generous layout of the property provides ample room for both relaxation and entertaining, making it an ideal choice for families or individuals looking for a comfortable abode. The potential of this property is significant, offering the chance to personalise and enhance the space to suit your own tastes and lifestyle.

Situated in a great location, this property benefits from easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach. Whether you are a first-time buyer or an investor looking for a promising property, this house on Todmorden Road is a must-see. Embrace the opportunity to create your dream home in a vibrant community.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(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.

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

- Terraced Property
 - Three Piece Bathroom
 - On Street Parking
 - EPC Rating: E
- Two Bedrooms
 - Two Reception Rooms
 - Tenure: Leasehold
- Newly Fitted Kitchen
 - Countryside Views
 - Council Tax Band; B

Ground Floor

Hall

17'5 x 3'5 (5.31m x 1.04m)
UPVC double glazed frosted entrance door, central heating radiator and doors to two reception rooms.

Reception Room One

13'4 x 9'10 (4.06m x 3.00m)
UPVC double glazed window and central heating radiator.

Reception Room Two

14'1 x 13'4 (4.29m x 4.06m)
Two UPVC double glazed windows, two central heating radiators, gas fire, wood hearth and surround, door to stairs for cellar and door to kitchen.

Kitchen

10'11 x 7'10 (3.33m x 2.39m)
UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, space for freestanding cooker, space for fridge freezer, stainless steel sink with draining board and mixer tap, part tiled elevation, wood effect lino flooring, and UPVC double glazed frosted door to rear.

Lower Ground Floor

Cellar

22'11 x 4'10 (6.99m x 1.47m)

First Floor

Landing

6'5 x 2'8 (1.96m x 0.81m)
Wood effect laminate flooring and doors to two bedrooms and bathroom.

Bedroom One

13'11 x 13'7 (4.24m x 4.14m)
UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bedroom Two

13'10 x 7'7 (4.22m x 2.31m)
UPVC double glazed window, central heating radiator, storage and wood effect laminate flooring.

Bathroom

10'5 x 5'4 (3.18m x 1.63m)
UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and electric feed shower over, part tiled elevation and lino flooring.

External

Front

Courtyard

Rear

Yard and countryside views.



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