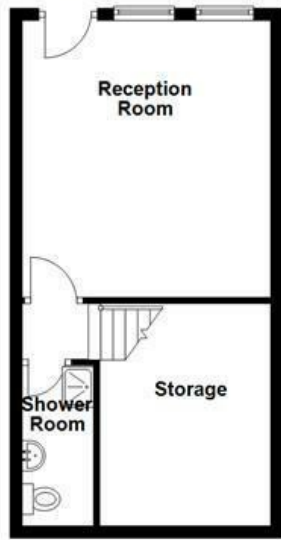
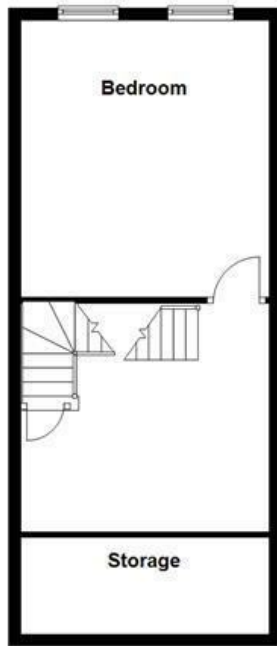


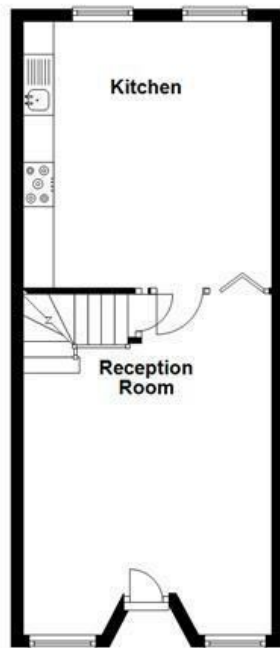
Second Lower Ground Floor



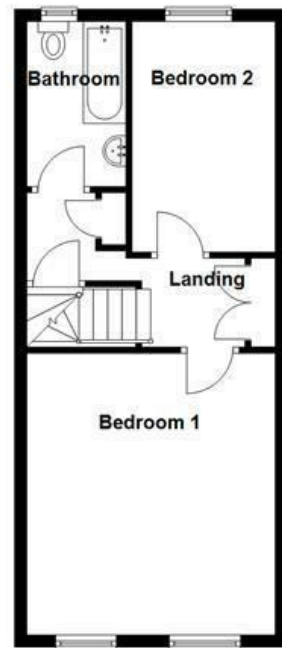
Lower Ground Floor



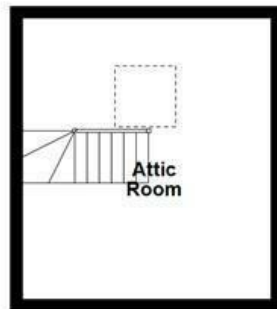
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	43	
(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 9EG

£175,000

A SPACIOUS PROPERTY SET OVER FIVE FLOORS

Situated on Todmorden Road in Bacup, this substantial property offers a unique opportunity for both families and investors alike. Spanning five floors, the building is currently divided into two separate properties, allowing for the potential to create a spacious family home or to maintain its configuration as two smaller dwellings, perfect for rental purposes.

With two inviting reception rooms, three well-proportioned bedrooms, and two bathrooms, this house provides ample space for comfortable living. The layout is versatile, making it easy to adapt to your personal needs or to maximise rental potential.

Situated in a popular area, the property boasts convenient access to nearby amenities, ensuring that daily necessities are just a stone's throw away. While the property does require some updating, it presents a superb blank canvas for those looking to put their own stamp on it.

This is a rare opportunity to acquire a property with such potential in a desirable location. Whether you are looking to create your dream home or seeking a promising investment, this house on Todmorden Road is not to be missed.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Todmorden Road, Bacup, OL13 9EG
£175,000

3 2 2 E

- Ideal Investment Opportunity
 - Council Tax Band TBC
 - Viewing Essential
 - Close Proximity To Local Amenities
- Set Over Five Floors
 - EPC Rating E
 - Bursting With Potential
- Tenure Freehold
 - On Street Parking
 - Easy Access To Major Commuter Routes

Ground Floor On Todmorden Road

Entrance

Hard wood door to reception room.

Reception Room

18'5 x 13'5 (5.61m x 4.09m)
Two hard wood double glazed windows, two central heating radiators, stairs to first floor, door to kitchen and door to stairs leading to the lower ground floor.

Kitchen

14'4 x 14'1 (4.37m x 4.29m)
Two UPVC double glazed windows, central heating radiator, range of wall and base units, laminate work top, oven with five ring gas hob, extractor hood, tiled splash back, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer and partial vinyl flooring.

First Floor

Landing

Stairs to second floor, doors to two bedrooms bathroom and fitted storage.

Bedroom One

15'4 x 14'7 (4.67m x 4.45m)
Two UPVC double glazed windows and central heating radiator.

Bedroom Two

12'6 x 8'9 (3.81m x 2.67m)
UPVC double glazed window and central heating radiator.

Bathroom

8'11 x 5'5 (2.72m x 1.65m)
UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin, panel bath with mixer tap, partial PVC panel elevation and vinyl flooring.

Second Floor

Attic

15'1 x 14'9 (4.60m x 4.50m)
Skylight.

Lower Ground Floor 18, Tong Lane

Lower Ground Landing

14'1 x 12'4 (4.29m x 3.76m)
Stairs to second lower ground floor, doors to a bedroom and storage room.

Bedroom

14'9 x 14'5 (4.50m x 4.39m)
Two UPVC double glazed windows and central heating radiator.

Storage Room

Second Lower Ground Floor

Inner Hall

Stairs to lower ground floor and door to shower room, door to reception room.

Reception Room

14'7 x 13'11 (4.45m x 4.24m)
Two UPVC double glazed windows, central heating radiator, door to under stairs storage and UPVC door leading to the rear of property.

Shower Room

8'4 x 4'8 (2.54m x 1.42m)
Low flush WC, pedestal wash basin and direct feed shower.



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