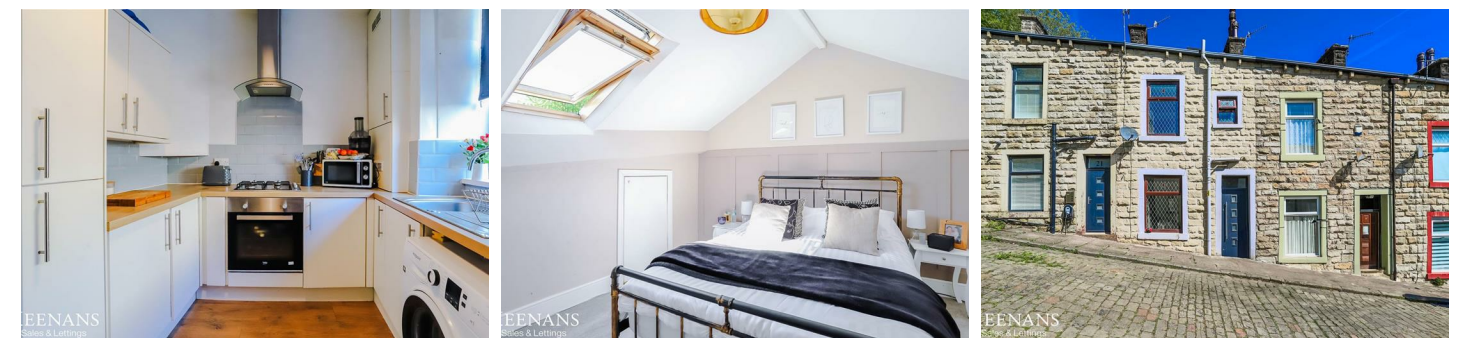




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

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.

Birch Street, Bacup, OL13 8BQ

£125,000

DECEPTIVELY SPACIOUS TWO TERRACED HOME WITH ATTIC ROOM

If you are looking for your first step onto the property ladder, downsize or perhaps a low maintenance rental investment, then look no further. Located within walking distance to Bacup town centre, this well presented home has been maintained to a good standard by its current occupants and offers ample accommodation for a couple or small family. Boasting an array of sought after features including a spacious family lounge, modern kitchen dining room, a beautiful three piece bathroom suite and the added benefit of an attic room conversion, this lovely residence offers excellent value for money and simply must be viewed to appreciate the space and specification on offer.

The property comprises briefly to the ground floor of: entrance via the vestibule to the spacious reception room, with access to the modern fitted kitchen, boasting space for all utilities and a breakfast bar area under the staircase. To the first floor are two double bedrooms and a stunning three piece family bathroom suite. To the second floor is an additional attic room with eaves storage. Externally, the property has on street parking to the front elevation and to the rear, is a low maintenance yard.

For more information or to make arrangements to view, please contact the team at Keenans Rossendale today.

Birch Street, Bacup, OL13 8BQ

£125,000

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

- Immaculate Mid Terrace Property
 - Contemporary Fitted Kitchen
 - On Street Parking
 - EPC Rating: D
- Two Bedrooms and Attic Room
 - Three Piece Bathroom
 - Tenure: Leasehold
- Spacious Reception Room
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Vestibule

Composite entrance door leading to vestibule, with further door leading to lounge.

Lounge

14'07 x 13'89 (4.45m x 3.96m)
UPVC double glazed window to front elevation, central heating radiator, wood effect flooring, television point and door leading to kitchen.

Kitchen

13'94 x 8'39 (3.96m x 2.44m)
UPVC double glazed window to rear elevation, central heating radiator, a range of wall and base units, integrated oven with four ring gas hob, tiled splashbacks and extractor hood, stainless steel sink with drainer and mixer tap, integrated fridge freezer, plumbing for washing machine, breakfast bar area, door to rear elevation and stairs to the first floor.

First Floor

Landing

Stairs to second floor and doors leading to two bedrooms and bathroom.

Bedroom One

12'05 x 8'85 (3.78m x 2.44m)
UPVC double glazed window to rear elevation and central heating radiator.

Bedroom Two

10'25 x 9'36 (3.05m x 2.74m)
UPVC double glazed window to front elevation and central heating radiator.

Bathroom

9'21 x 4'79 (2.74m x 1.22m)
UPVC double glazed frosted window to front elevation, central heating radiator, a three piece suite comprising: panelled bath with overhead shower feed, vanity top wash basin, low basin WC, tiled flooring and elevations.

Second Floor

Attic Room

11'58 x 11'81 (3.35m x 3.35m)
Velux window and fitted eaves storage.

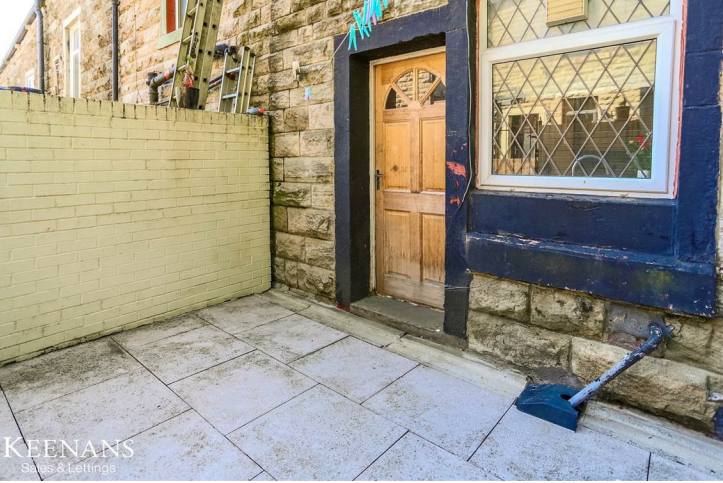
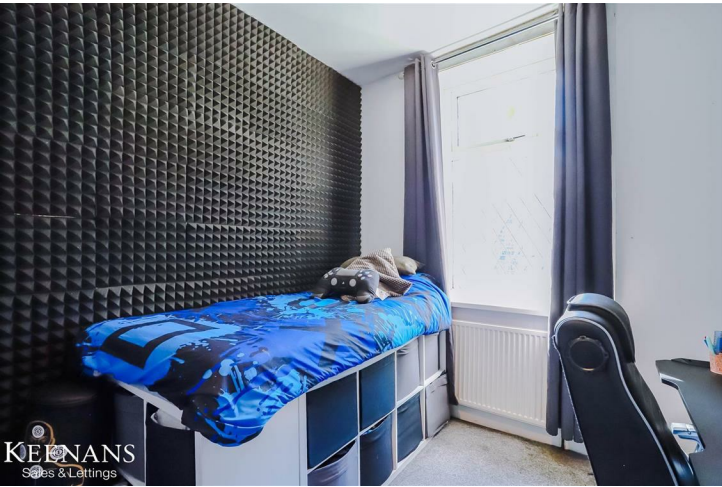
External

Rear

An enclosed block paved yard with gated access to rear.

Agents Notes

Council Tax Band A.



Tel: 01706215618

www.keenans-estateagents.co.uk