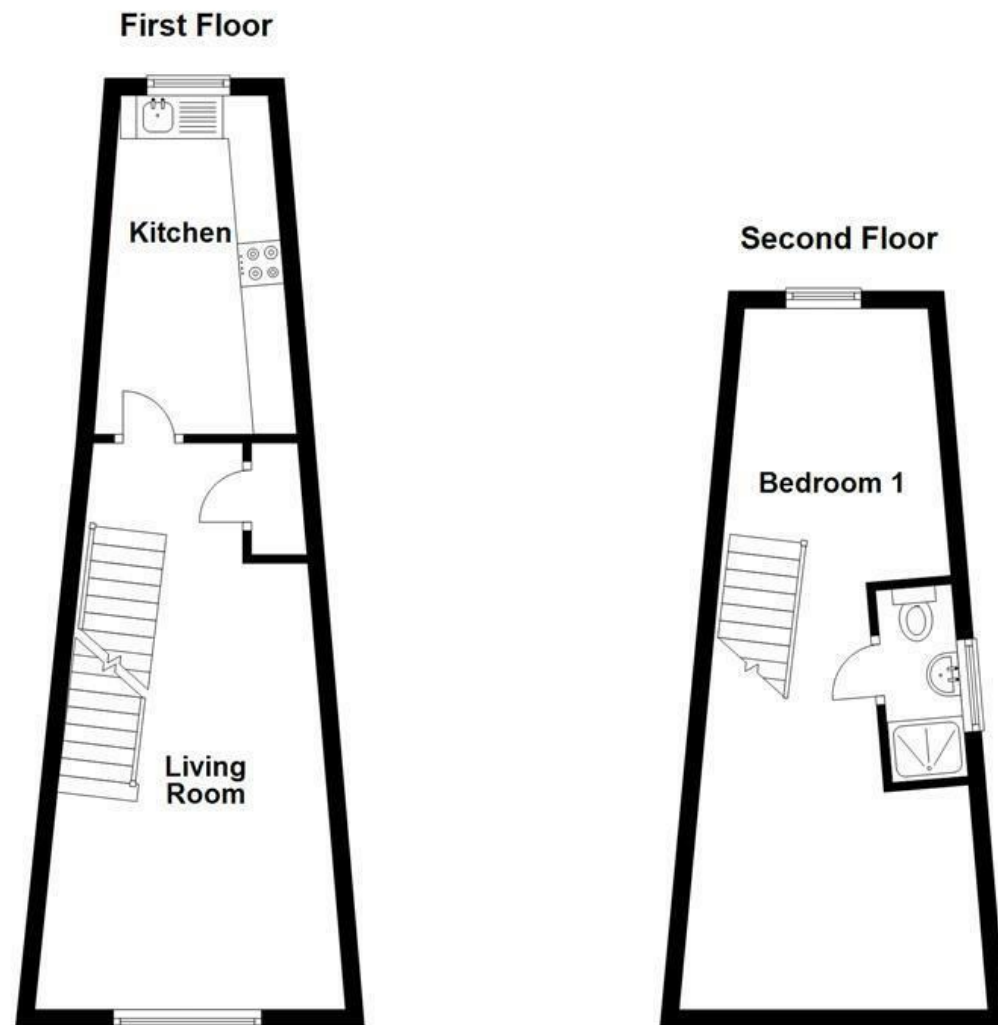




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

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



Newchurch Road, Bacup, OL13 0UE

Offers Over £100,000

FLAT IN DESIRED LOCATION BEING SOLD WITH A TENANT IN SITU

Situated in a popular area of Bacup sits this newly renovated one bedroom apartment. The property boasts a spacious living room, a bright fitted kitchen, one bedroom and a modern three piece shower room. This property is perfect for rental investment, a couple or someone looking to downsize. Located just a short drive to the town centre of Rawtenstall where there are a range of shops, cafes and restaurants. Whilst also being close to well regarded schools, local amenities and close to accessing major commuter routes leading to Ramsbottom, Bury and Manchester.

The property comprises briefly, to the ground floor; entrance through to the hallway which has stairs leading to the first floor. To the first floor there is a spacious living room with stairs leading to the second floor and doors providing access to the shower kitchen and boiler cupboard. The kitchen is fitted with modern wall and base units. To the second floor there is a landing with a door providing access to the bedroom. The bedroom has a door leading to the three piece shower room.

View early to avoid disappointment! Contact our Rossendale team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents

Newchurch Road, Bacup, OL13 0UE

Offers Over £100,000

 1  1  1  C

- Council Tax Band A
- EPC Rated C
- On Street Parking
- One Bedroom Property
- Fitted Kitchen
- Three piece Shower Room
- Tenure Leasehold
- Ideal For First Time Buyer
- Close Proximity To Amenities

Ground floor

Entrance

Via a composite door to communal hall which has two doors leading to Flat A and Flat B.
Entrance to Flat B via a wood door to hall.

Hall

5'2 x 3'5 (1.57m x 1.04m)
Stairs to first floor, fuse box and electric meter.

First Floor

Living Room

21'8 x 11'7 (6.60m x 3.53m)
UPVC double glazed window, central heating radiator, gloss wall and base units, laminate worktops, composite sink and drainer with mixer tap, oven, four ring gas hob, extractor hood, built in fridge and freezer, plumbed for washing machine, wood effect floor, spotlights, smoke alarm and fitted blinds.

Second Floor

Landing

2'7 x 2'6 (0.79m x 0.76m)
Door to bedroom one and spotlights.

Bedroom One

25'1 x 10'7 (7.65m x 3.23m)
UPVC double glazed window, central heating radiator, three piece suite, dual flush WC, wall mounted wash basin and mixer tap., main feed rain fall head shower with rinse head, tiled elevation, tiled effect floor, spotlights, extractor fan and fitted blinds.

