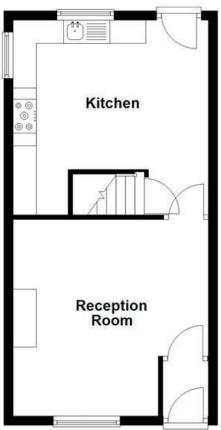
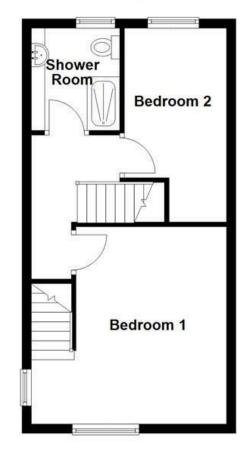
# KEENANS Sales & Lettings

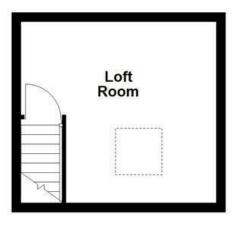
## Ground Floor

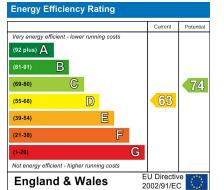


#### First Floor



#### Second Floor





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.









# Market Street, Britannia, OL13 9SL £185,000

3 BEDROOM HOME WITH CONVIENT LOCATION

Nestled on Market Street in the charming town of Britannia, Bacup, this delightful house presents an excellent opportunity for families or professional couples seeking a comfortable and convenient home. The property boasts a spacious reception room that welcomes you with a warm and inviting atmosphere for both relaxation and entertaining.

With three well-proportioned bedrooms, there is ample space for family living or for those who require a home office. The kitchen is designed for practicality, making it easy to prepare meals and enjoy family gatherings. The bathroom is thoughtfully appointed, ensuring comfort and convenience for all residents.

One of the standout features of this property is its low maintenance exteriors, allowing you to spend more time enjoying your home and less time on upkeep. The location offers convenient access to Bacup, Rawtenstall, and Whitworth, providing a wealth of amenities, shops, and recreational activities just a short distance away.

This house is not just a property; it is a place where memories can be made. Whether you are looking to settle down with your family or seeking a peaceful retreat as a professional couple, this home is sure to meet your needs. Do not miss the chance to make this lovely house your new home.

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

### Market Street, Britannia, OL13 9SL £185,000











- Charming End Terrace Property
- Fitted Kitchen
- Gated Driveway and Detached Garage
- EPC Rating D

Two Bedrooms

Gated forecourt with paving.

- Original Features Throughout
- Tenure Leasehold

- Three Piece Shower Room
- Low Maintenance Externals
- Council Tax Band

#### **Ground Floor**

#### **Entrance Vestibule**

3'11 x 3'3 (1.19m x 0.99m)

UPVC double glazed frosted leaded front door, central heating radiator and door to reception room.

#### **Reception Room**

13'11 x 13'10 (4.24m x 4.22m)

UPVC double glazed window, central heating radiator, cast iron log burner with exposed stone surround and stone hearth and door to

#### Kitchen

 $13'11 \times 13'9 \ (4.24m \times 4.19m)$  Two UPVC double glazed windows, two central heating radiators, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel and drainer with mixer tap, space for range cooker, space for fridge freezer, plumbing for washing machine, tiled flooring, door to stairs to first floor and UPVC double glazed frosted door to rear.

#### **First Floor**

#### Landing

8'2 x 5'3 (2.49m x 1.60m)

Central heating radiator, doors leading to two bedrooms, shower room and under stairs storage.

#### **Bedroom One**

13'11 x 13'11 (4.24m x 4.24m)

Two UPVC double glazed windows, central heating radiator and stairs to loft room.

#### **Bedroom Two**

14'0 x 7'7 (4.27m x 2.31m)

#### **Shower Room**

8'7 x 6'4 (2.62m x 1.93m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed shower enclosed, fitted storage, partially tiled elevations and tiled

#### **Second Floor**

#### **Attic Room**

13'2 x 12'9 (4.01m x 3.89m)

Velux window, central heating radiator, exposed beams and eave storage.

#### **External**

Paved garden, bedding areas, mature shrubbery, gated paved driveway and access to detached garage

#### **Front**











