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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		60	
(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.

Todmorden Road, Bacup, OL13 9HJ

£180,000

A PERFECT FAMILY HOME

This spacious and recently modernised mid-terrace property is being proudly welcomed to the market within the enviable town of Bacup. Boasting an open plan kitchen diner, fantastic garden space and three generously sized bedrooms, there is ample space for any growing family or couple! The added loft conversion is a fantastic space, providing an enviable main bedroom, as well as the modern fixtures and fittings throughout the house offering both style and convenience. One of the standout features of this property is that it is not overlooked, ensuring privacy and picture perfect views over the town. The neutral decoration creates a blank canvas for you to add your personal touch and make this house truly feel like home. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rossendale, Burnley, Todmorden and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room leads on to a contemporary fitted kitchen diner which benefits from modern wall and base units, integrated appliances and leads out to the rear. The first floor comprises of doors on to two generously sized bedrooms, a three-piece family bathroom and staircase to the main bedroom. Externally there is an enclosed, tiered garden to the rear with Indian stone paving, decking and laid to lawn areas.

For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

Todmorden Road, Bacup, OL13 9HJ

£180,000



- Tenure Freehold
- On Street Parking
- Contemporary Fitted Kitchen And Three Piece Bathroom Suite
- Close Proximity To Local Amenities
- Council Tax Band A
- Property Is Not Overlooked
- Enclosed Tiered Garden With Indian Stone Paving
- EPC Rating D
- Ideal Home For A Couple Or Small Family Ready To Move Into
- Easy Access To Major Network Links

Ground Floor

Entrance

Hard wood single glazed frosted door to hall.

Hall

5' x 4'6 (1.52m x 1.37m)
Central heating radiator, wood effect laminate flooring, hard wood single glazed frosted door to reception room and stairs to first floor.

Reception Room

13'8 x 13'6 (4.17m x 4.11m)
UPVC double glazed window, central heating radiator, coving, smoke alarm, open coal fire with oak mantle, meter cupboard, television point, wood effect laminate flooring and hard wood dingle glazed frosted door to kitchen/diner.

Kitchen/Diner

13'6 x 9'7 (4.11m x 2.92m)
UPVC double glazed window, upright central heating radiator, range of cream gloss wall and base units, wood effect surface, stainless steel sink and drainer with high spout mixer tap, integrated electric oven with four ring induction hob and extractor hood, integrated fridge freezer, plumbed for washing machine, coving, wood panel elevation, under unit lighting, tiled effect lino and UPVC double glazed frosted door to rear.

First Floor

Landing

13'2 x 6'2 (4.01m x 1.88m)
Coving, spotlights, smoke alarm, doors to two bedrooms, bathroom and inner landing.

Bedroom Two

13'6 x 8'3 (4.11m x 2.51m)
UPVC double glazed window and central heating radiator.

Bedroom Three

7'11 x 6'11 (2.41m x 2.11m)
UPVC double glazed window and central heating radiator.

Bathroom

6'11 x 6'11 (2.11m x 2.11m)
Central heating towel rail, three piece suite, dual flush WC, pedestal wash basin with mixer tap, panel bath with direct feed shower and mixer tap, tiled elevation, PVC to ceiling, spotlights, extractor fan and tiled flooring.

Inner Landing

6'2 x 3'10 (1.88m x 1.17m)
UPVC double glazed window, coving, spotlights and stairs to first landing.

Second Floor

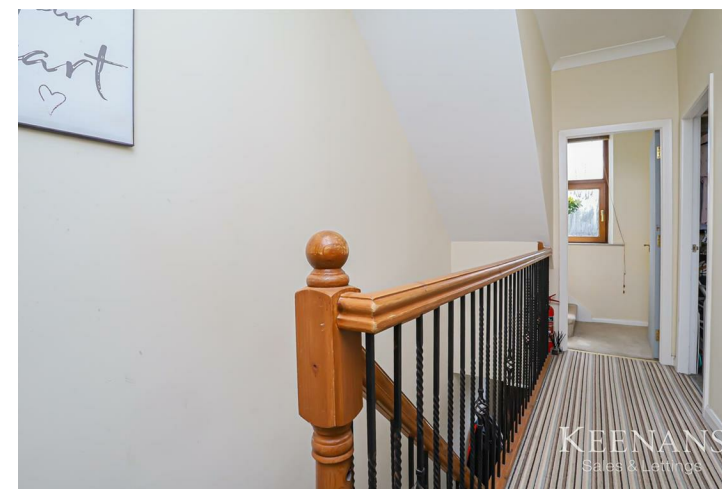
Bedroom One

16'9 x 13'4 (5.11m x 4.06m)
UPVC double glazed window, two Velux windows, central heating radiator, fitted wardrobe, spotlights, smoke alarm and eave storage.

External

Rear

Enclosed tiered garden with paving and decked areas.



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