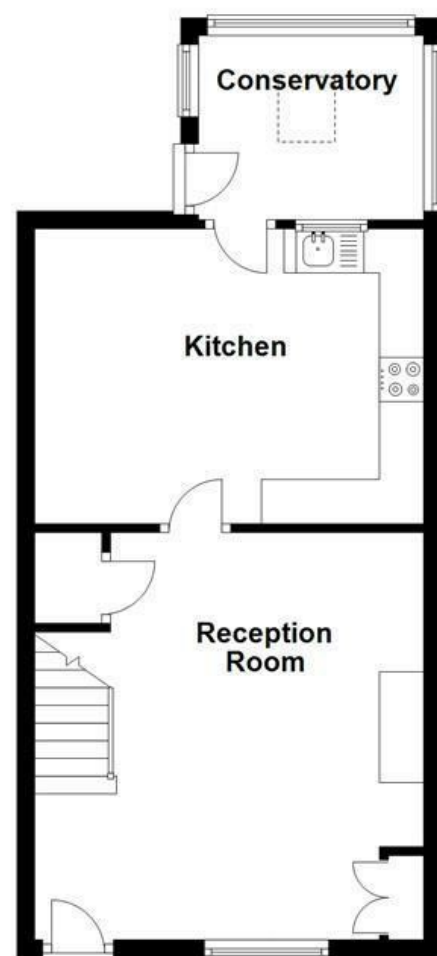


Ground Floor



First Floor



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			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.

Burnley Road, Bacup, OL13 8PZ

£750

Flowing internally with surprisingly spacious living accommodation and a low maintenance garden, this two-bedroom, mid-terraced home is being welcomed to the property market in the heart of a popular area of Weir. Offering easy access to all amenities within Bacup, the property is also well-situated for accessing the neighbouring town of Burnley. The property has been finished in neutral tones throughout and is filled with natural light from the large windows overlooking the surrounding countryside.

The property comprises briefly, to the ground floor: entrance to a well-proportioned reception room with stairs leading to the first floor and door to a spacious kitchen/diner. The kitchen/diner has a door leading to the conservatory to the rear of the property. To the first floor is a landing with doors leading to two bedrooms and a four-piece bathroom suite. Externally the property boasts a paved rear garden with access to a storage space below the conservatory.

For further information, or to arrange a viewing, please contact our Lettings team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Burnley Road, Bacup, OL13 8PZ

£750



- Tenure Leasehold
- On Street Parking
- Ideal FirstTime Buy Or Investment Opportunity
- Close Proximity To Local Amenities
- Council Tax Band A
- Two Bedroom Mid Terraced Property
- Enclosed Paved Rear Yard With Access To Storage Space Under The Conservatory.
- EPC Rating D
- Fitted Kitchen And Four Piece Bathroom Suite
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

Via a UPVC double glazed frosted door to reception room .

Reception Room

15'1 x 14'5 (4.60m x 4.39m)

UPVC double glazed window, central heating radiator, coving, smoke alarm, television point, electric fire with marble hearth and decorative mantle, dado rail, two feature wall lights, stairs to first floor, doors to under stairs storage and kitchen.

Kitchen

14'3 x 10'11 (4.34m x 3.33m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, oven, four ring gas hob, extractor hood, tiled splash back, composite one and a half sink and drainer with mixer tap, plumbed for washing machine, space for a fridge freezer, wood effect flooring, wood clad ceiling with spotlights, wall mounted Baxi combi boiler and door to conservatory.

Conservatory

8'4 x 6'11 (2.54m x 2.11m)

Mostly UPVC double glazed with solid roof, Velux window, central heating radiator, wood effect flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

Loft access, dado rail, doors to two bedrooms and bathroom.

Bedroom One

15'2 x 10'8 (4.62m x 3.25m)

UPVC double glazed window, central heating radiator, coving and door to above stairs storage.

Bedroom Two

11'1 x 6'5 (3.38m x 1.96m)

UPVC double glazed window, central heating radiator, coving and dado rail.

Bathroom

7'8 x 7'2 (2.34m x 2.18m)

Two UPVC double glazed frosted windows, central heating radiator, low bowl WC, pedestal wash basin, panelled bath with mixer tap and rinse head, enclosed electric feed shower, tiled elevation, coving and wood effect flooring.

External

Rear

Paved garden with access to storage area under the conservatory and open access to a communal laid to lawn area.



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