



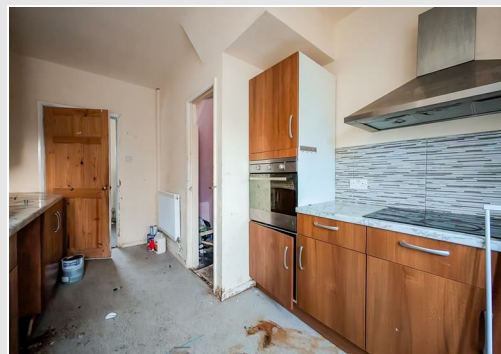
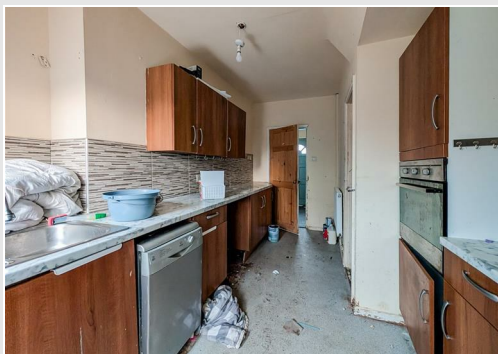
Tong Lane, Bacup, OL13 9LH
Auction Guide £90,000

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Entrance

Hallway

Hardwood front door leading into hallway, radiator, upvc dg window to the front, cloaks and stairs off to first floor.

Lounge

18" x 11 (5.49m x 3.35m)

Spacious lounge with wall mounted gas fire, 2 radiators and upvc dg window to the front and rear elevation

Kitchen

14'11" x 11'1" (4.57 x 3.38)

Fitted kitchen with wall & base units, stainless steel sink and drainer, plumbing for washing machine, under stairs storage, tiled floor, radiator, hardwood door giving access to rear garden.

Landing

Landing with access to loft via hatch and doors off to bedrooms and bathroom

Bedroom One

11'1" x 9'6" (3.4 x 2.92)

Double room, radiator and upvc dg window to the rear overlooking park with countryside views.

Bedroom Two

11'1" x 8'3" (3.38 x 2.54)

double room, radiator and upvc dg window to the front.

Bedroom Three

8'9" x 5'8" (2.67 x 1.73)

Single room, radiator and upvc dg window to the front.

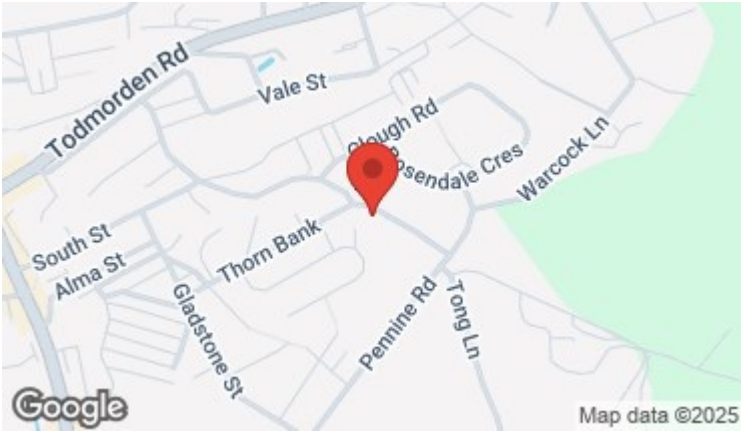
Family Bathroom

Fitted with 3 piece suite in white comprising of wc, basin and bath, splash back tiling, storage cupboard housing water cylinder, radiator and upvc dg window with obscured glass.

External

Large garden to the rear





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
69		
England & Wales		EU Directive 2002/91/EC

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