



The Auction Group

South Villas, Bacup, OL13 0RJ
Auction Guide £110,000

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Ground Floor

Entrance

UPVC double glazed door to open plan living area.

Open Plan Living/Kitchen/Dining Area

18'5 x 18'1 (5.61m x 5.51m)

Three UPVC double glazed windows, under floor heating, exposed beams, spotlights, integrated alcove storage/shelving with exposed stone walls, range of wall and base units, granite effect work tops, central island with induction hob and integrated down draft, integrated double oven and part microwave in a high rise unit, integrated fridge freezer, integrated dishwasher, composite sink and drainer with hot water mixer tap, stairs to first floor, open to utility and oak engineered flooring.

Utility

6'1 x 5'11 (1.85m x 1.80m)

UPVC double glazed windows, UPVC double glazed door to rear, range of base units with granite effect work tops, plumbed for washing machine, polycarbonate roof, and oak engineered flooring.

External

First Floor

Landing

9'5 x 5'10 (2.87m x 1.78m)

Hard wood single pane frosted window, central heating radiator, doors to two bedrooms and shower room.

Bedroom One

12' x 11' (3.66m x 3.35m)

UPVC double glazed window, central heating radiator, exposed beams, part wood feature panelling, exposed stone wall and fitted wardrobes.

Bedroom Two

12'7 x 5'7 (3.84m x 1.70m)

UPVC double glazed window, central heating radiator, part wood feature panelled elevation, exposed beams and fitted wardrobes with dressing table.

Rear

Enclosed paved yard.

Front

Enclosed paved path to front entrance door, gravel chip bedding areas, with mature shrubbery.

Shower Room

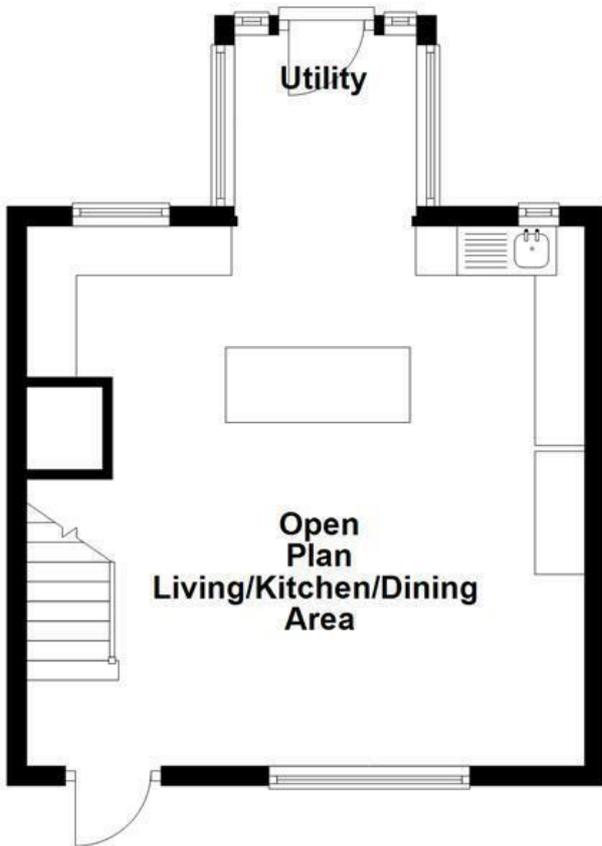
8'7 x 6'7 (2.62m x 2.01m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wash basin with mixer tap, direct feed rainfall shower enclosure, tiled elevation, spotlights and Karndene flooring.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs			
(1-20) G			
England & Wales		EU Directive 2002/91/EC	

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