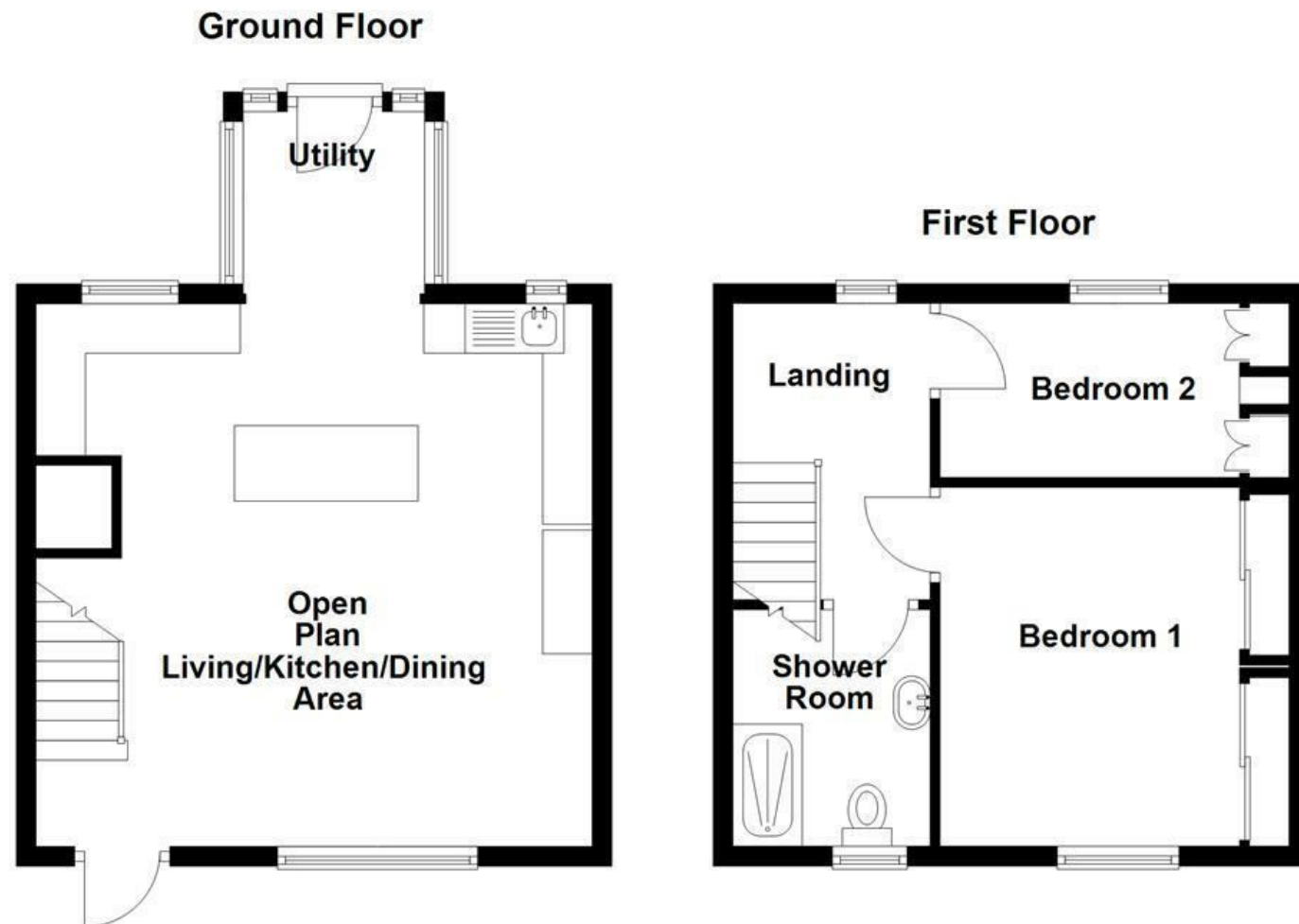




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

South Villas, Bacup, OL13 0RJ

£800

A TWO BEDROOM PROPERTY WITH AN IDEAL BLEND OF OLD AND NEW

Keenans welcome to the rental market South Villas, Bacup - a charming location for this delightful house that is sure to capture your heart! This spacious modern home has been fully renovated inside and out, offering a fresh and contemporary living space for you to enjoy. The property would ideally suit a couple or single person looking for that bit of extra space.

Step inside to discover a modern open plan dining kitchen, perfect for entertaining guests or simply enjoying a cosy night in. The property is situated on a quiet road set back from the main road, providing a peaceful and serene environment for you to relax and unwind.

For further information or to book a viewing please contact our Lettings team at your earliest convenience.

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South Villas, Bacup, OL13 0RJ

£800



- Easy Access To Major Commuter Routes
 - Fully Refurbished
 - Open Plan Kitchen/Dining/Living Area
 - Utility Area
- Council Tax Band A
 - Envable Mid Terraced Cottage
 - Outdoor Areas
- EPC Rating C
 - Two Bedrooms
 - Close proximity to local amenities

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.

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 wardrobs.

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.

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 Kamdene flooring.

External

Front

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

Rear

Enclosed paved yard.

Agents Notes

Council Tax Band A



Tel: 01616960085

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