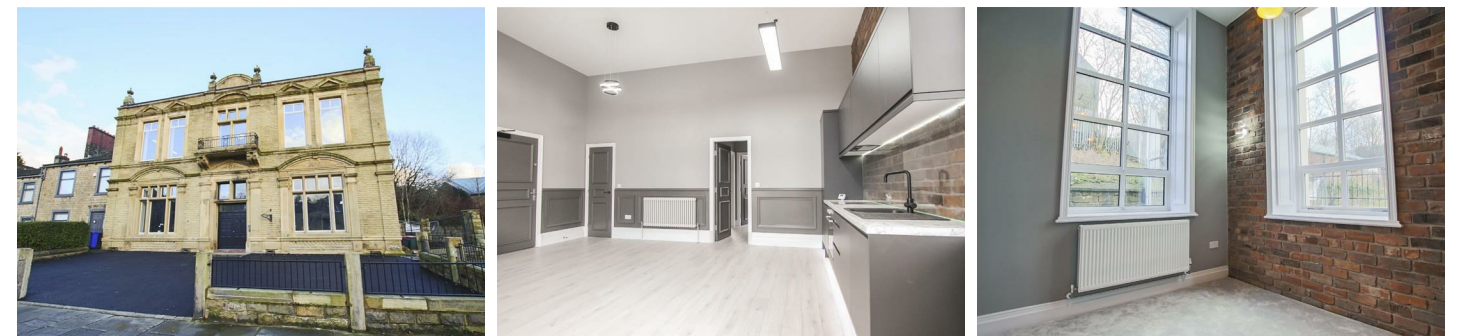




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

The Old Conservative Club, Bacup, OL13 9AW

£1,065

Keenans Lettings are delighted to offer this apartment within The Old Conservative Club, one of six luxury apartments that have been sympathetically created to incorporate the attractive character features from the former building. The apartments are conveniently located for easy access to local amenities, public transport links and major commuter routes towards Burnley, Todmorden, Rawtenstall and Rochdale.

The Old Conservative Club, Bacup, OL13 9AW

£1,065

 **2**  **1**  **1**  **C**

- Ground Floor Apartment
- En Suite Shower Room
- Two Bedrooms
- Open Plan Living / Kitchen
- Family Bathroom
- Allocated Parking

INTRODUCTION

Keenans Lettings are delighted to offer The Snooker Room, a luxury apartment located within The Old Conservative Club which has been sympathetically renovated to create six luxury apartments incorporating attractive character features from the former building with a chic industrial interior style and contemporary fixtures and fittings. The apartments are conveniently located in Bacup town centre for easy access to the local amenities, public transport links and major commuter routes towards Burnley, Todmorden, Rawtenstall and Rochdale. The apartments each come with allocated off-road parking and touch screen video intercom access.

The Snooker Room is located to the ground floor with entrance in to the open plan living / kitchen / dining area which leads to the inner hall. The inner hall has doors leading to two bedrooms and a three-piece family bathroom. The main bedroom has an en suite shower room. Externally there is allocated parking and a communal patio area.

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

GROUND FLOOR

COMMUNAL ENTRANCE

The main entrance door opens into the communal lobby with access to Apartment 1, The Snooker Room.

ENTRANCE

The wood door opens directly into the open plan living area.

OPEN PLAN LIVING AREA

19'3" x 19'1" (5.87 x 5.82)

Open plan living, dining and kitchen area.

Two wood framed double glazed windows, three traditional radiators, part tiled elevations and fitted with a range of wall, base and drawer units with complementary work surfaces, Indesit electric oven and hob and extractor over, glass splash back, composite sink, drainer and mixer tap, integrated washer / dryer and fridge / freezer, smoke alarm, television point, video intercom, wood effect flooring, door to storage room and a door to the inner hall.

INNER HALL

Ceiling spot lights, smoke alarm, overhead storage, wood effect flooring and doors to the bathroom and two bedrooms.

BATHROOM

5'10" x 5'6" (1.78 x 1.68)

Fitted with a white three piece suite comprising concealed cistern WC, vanity cupboard with wash basin and mixer tap and glass splash back, bath with overhead rainfall shower with additional direct feed rinse head, shower screen, part tiled elevations, tile effect flooring, towel radiator and ceiling spot lights.

BEDROOM ONE

13'5" x 9'4" (4.09 x 2.84)

Aluminium framed double glazed window, central heating radiator and a door to the en suite.

EN SUITE

6'2" x 3'11" (1.88 x 1.19)

Fitted with a white three piece suite comprising concealed cistern WC, vanity cupboard and wash basin with mixer tap and a walk-in shower cubicle with glass screen, rainfall shower head and hand held rinse head, part tiled elevations, tile effect flooring, extractor fan, ceiling spot lights and a towel radiator.

BEDROOM TWO

11'2" x 9'3" (3.4 x 2.82)

Aluminium framed double glazed window, a further wood framed double glazed window and a central heating radiator.

EXTERNALLY

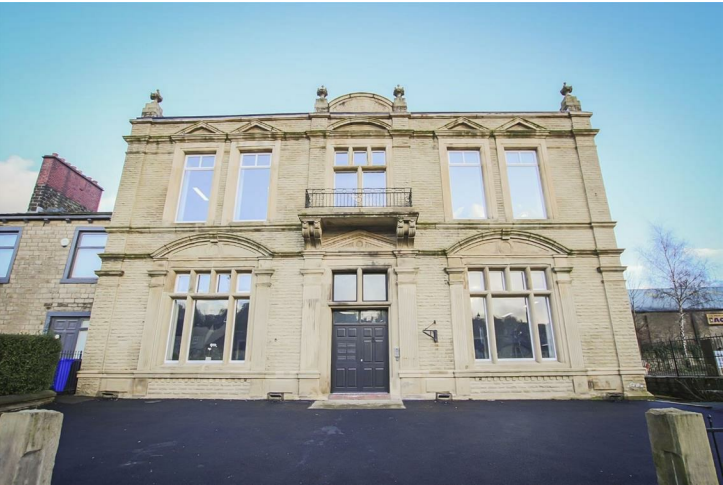
CAR PARK

Car park with allocated parking bays for each apartment.

AGENTS NOTES

Council Tax band B.

All feature brickwork in all apartments is reclaimed Victorian face brick.



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