



**BATHROOM**

8' 3" x 7' 8" (2.51m x 2.34m)  
 UPVC double glazed frosted window, panelled bath with a direct-feed rain fall shower, pedestal washbasin with mixer tap, twin-flush WC, partially tiled elevations, tiled effect flooring, extractor fan and fitted linen cupboard.

**EXTERNAL**

**REAR**

Wall enclosed paved yard with gated access.

**AGENTS NOTES**

Council Tax Band A.



**KEENANS**  
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Hindle Street, Stacksteads  
 £595 pcm

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80   C    |
| 55-68 | D             | 62   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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## INTRODUCTION

A SUPERB, THREE BEDROOMED MID-TERRACED PROPERTY IN A POPULAR AREA OF BACUP

This newly refurbished, three bedroomed home in a highly considered area of Bacup is proudly welcomed to the market. Situated within close proximity of schools, amenities and network links to Burnley, Rawtenstall and Manchester. The property would ideally suit a growing family or couple desiring space. The decor is tastefully neutral in style and the rooms delightfully spacious. Comprising briefly: Entrance hallway, housing stairs to the first floor and a door leading to a substantial reception room. The reception room is open to a second reception room and the kitchen. The spacious kitchen is fitted with a range of modern units, quality integrated appliances and plumbing for utilities. To the first floor there are three bedrooms and a spacious family bathroom. Externally, there is an enclosed yard.

Viewings can be arranged by calling our Lettings team at your convenience.

## GROUND FLOOR

### ENTRANCE

UPVC double glazed door to the hallway.

### HALLWAY

15' 8" x 3' 8" (4.78m x 1.12m)

Central heating radiator, grey wood effect flooring, stairs to the first floor, smoke alarm and door to reception room two.

### RECEPTION ROOM ONE

14' 10" x 12' 8" (4.52m x 3.86m)

UPVC double glazed bay window, central heating radiator, TV and phone point, two picture wall-lights, coving to the ceiling and living flame gas fire with decorative, stone-effect surround to the chimney breast.

### RECEPTION ROOM TWO

13' 6" x 13' 11" (4.11m x 4.24m)

UPVC double glazed garden window, central heating radiator, two feature wall-lights, coving to the ceiling, phone point, door to the kitchen and open to reception room one.

### KITCHEN

15' 7" x 7' 11" (4.75m x 2.41m)

UPVC double glazed window and door to the rear, range of cream gloss wall and base units with granite effect worktops and tiled splashback, granite coated one and a half bowl sink with drainer and high-spout, chrome, mixer tap, electric Bosch oven with Bosch four-ring gas hob and extractor fan, space for a fridge/freezer, unit-enclosed Baxi combi-boiler, plumbing for washing machine or dishwasher and space for dryer, under-stairs storage, central heating radiator and slate-effect flooring.

## FIRST FLOOR

### LANDING

16' 9" x 5' 8" (5.11m x 1.73m)

Loft access and doors to three bedrooms and the bathroom.

### BEDROOM ONE

13' 9" x 11' 4" (4.19m x 3.45m)

UPVC double glazed window and central heating radiator.

### BEDROOM TWO

12' 6" x 10' 11" (3.81m x 3.33m)

UPVC double glazed window, central heating radiator, coving to the ceiling and TV point.

### BEDROOM THREE

9' 8" x 6' 3" (2.95m x 1.91m)

UPVC double glazed window and central heating radiator.

