



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		52	
(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.

## Bold Street, Bacup, OL13 9QR

### £750

A FANTASTIC THREE BEDROOM MID TERRACE PROPERTY SET OVER THREE FLOORS

Welcome to this charming three-bedroom mid-terrace property located on Bold Street in Bacup. This delightful house has been newly decorated, offering a fresh and inviting atmosphere for its new occupants.

As you step inside, you are greeted by a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. The property boasts two cosy bedrooms and a large attic bedroom, providing ample space for a growing family or those in need of a home office.

The outside yard offers a lovely outdoor space to enjoy a morning coffee or host a summer barbecue. Situated in a popular area, this property is surrounded by local amenities, schools, and transport links, making it an ideal choice for those seeking both comfort and convenience.

Don't miss the opportunity to make this house your home and enjoy the warmth and character it has to offer.

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# Bold Street, Bacup, OL13 9QR

£750



- Mid Terraced Property
- Newly Decorated
- Close To Network Links
- EPC Rating: E
- Three Bedrooms
- Three Floors
- Tenure Leasehold
- Spacious Reception Room
- Enclosed Yard To The Rear.
- Council Tax Rating: A

## Ground Floor

### Entrance

UPVC door to vestibule.

### Vestibule

Open access to reception room.

### Reception Room

14.1 x 13.11 (4.27m.0.30m x 3.96m.3.35m)

UPVC double glazed window, central heated radiator, coving, television point, laminate flooring and door to the kitchen.

### Kitchen

13.9 x 8.7 (3.96m.2.74m x 2.44m.2.13m)

UPVC double glazed window, UPVC door to the rear, wood panel wall and base units with laminate tops, single oven, four ring gas hob, tile splash back, extractor fan, stainless steel sink with mixer taps, draining board, plumbing for a washing machine, space for fridge freezer, smoke detector, part tiled boiler, laminate flooring, door to storage and stairs to the first floor.

## First Floor

### Landing

Smoke detector, doors to two bedrooms, bathroom and stairs to second floor.

### Bedroom One

14 x 9'5 (4.27m x 2.87m)

UPVC double glazed window, central heated radiator and storage.

### Bathroom

10'8 x 4'4 (3.25m x 1.32m)

UPVC double glazed frosted window, central heated radiator, low flush WC, pedestal sink with traditional taps, panelled bath with mixer taps and a rinse head and part tiled laminate flooring.

### Bedroom Two

9 x 8'9 (2.74m x 2.67m)

UPVC double glazed window and central heated radiator.

## Second Floor

### Attic Room

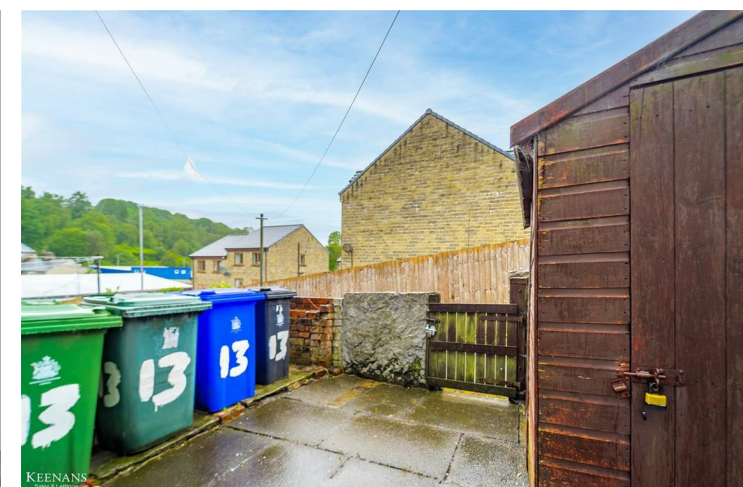
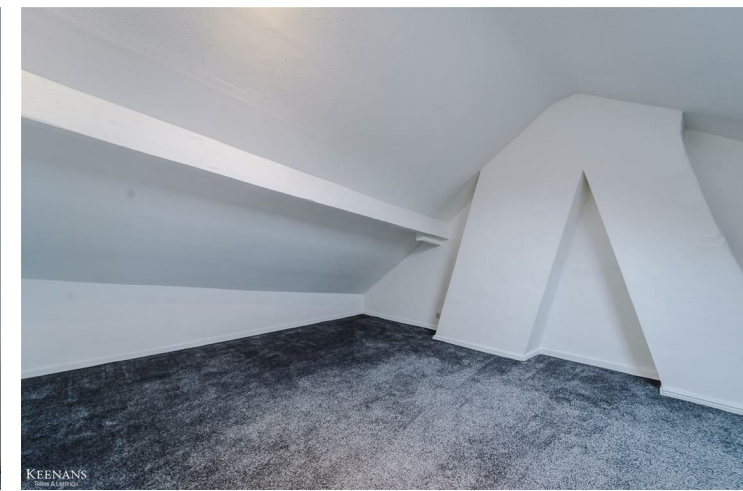
23'6 x 14'3 (7.16m x 4.34m)

Hardwood velux window and central heated radiator.

## External

### Rear

Enclosed yard.



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