



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	74	90
(81-91) B		
(69-80) C		
(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.

Waterbarn Lane, Bacup, OL13 0NR

£850 PCM

EXQUISITE MID TERRACE PROPERTY

Nestled on the charming Waterbarn Lane in Bacup, this exquisite mid-terrace rental property offers a delightful blend of modern living and comfort. With two well-proportioned bedrooms, this home is perfect for small families, couples, or individuals seeking a tranquil retreat.

The property has been fully renovated throughout, showcasing a stunning open-plan kitchen/living space that is both stylish and functional. This contemporary kitchen is ideal for those who enjoy cooking and entertaining, providing ample room for dining and socialising.

The modern three-piece bathroom suite is tastefully designed, ensuring a refreshing and comfortable experience. The neutral decoration throughout the property creates a serene atmosphere, allowing you to easily personalise the space to your taste.

This mid-terrace house is not only a beautiful home but also conveniently located, offering easy access to local amenities and transport links. Whether you are looking to rent your first home or seeking a peaceful place to settle down, this property on Waterbarn Lane is sure to impress. Don't miss the opportunity to make this lovely house your new home. To book a viewing please contact our Lettings team.

Waterbarn Lane, Bacup, OL13 0NR

£850 PCM

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

- Exceptional Mid Terrace Property
- Stunning Open Plan Kitchen/Living Space
- On Street Parking
- EPC Rating C
- Two Bedrooms
- Fully Renovated Throughout
- Close Proximity To Local Commuter Links
- Three Piece Bathroom Suite
- Neutral Decoration
- Council Tax Band A

Entrance

UPVC front door.

Ground Floor

Vestibule

Hardwood door to open plan living room/kitchen

Living Room / Kitchen

21'1 x 16'1 (6.43m x 4.90m)

Two UPVC double glazed windows, central heating radiators, central island, a range of wall and base units, integrated electric oven and four ring electric hob, glass splash back, extractor fan, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge freezer, stairs to first floor, hardwood door to cellar and laminate wood effect flooring.

Cellar

Storage space.

First Floor

Landing

Hardwood doors leading to two bedrooms and bathroom.

Bedroom One

16'1 x 9'2 (4.90m x 2.79m)

UPVC double glazed window and central heating radiator.

Bedroom Two

13'2 x 5'7 (4.01m x 1.70m)

UPVC double glazed window and central heating radiator.

Bathroom

9'10" x 4'11" (3.00m x 1.50m)

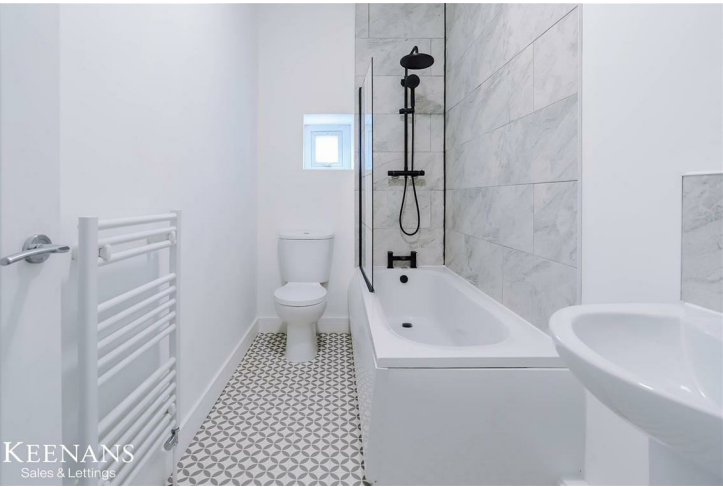
Small UPVC double glazed window, panelled bath with mixer taps and direct feed shower, shower screen, dual flush low level WC, pedestal sink with mixer taps, tiled floor and partially tiled elevations.

External

Low maintenance front garden and steps to front door, on street parking.

Agents Notes

Council Tax Band A.



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