



1 Brown Street, Bacup, OL13 8DS
Price £125,000

***A GREAT FIRST TIME BUYERS HOME, AN IDEAL RENTAL PROPERTY OR A PERFECT HOUSE FOR DOWNSIZING ***

RECENTLY CONVERTED FROM A ONE BEDROOM HOUSE TO A TWO BEDROOM HOUSE

This two-bedroom, double fronted end terrace, set over three floors is in the lovely town of Bacup in Rossendale, Lancashire, in the South Pennines with close boundaries to West Yorkshire and Greater Manchester. It is situated on a quiet street within the catchment area for a number of primary schools.

The property comprises; Ground Floor - Open plan fitted kitchen/living room/diner with feature fireplace and electric fire and stairs to the landing. First floor - Landing with storage cupboard, one double bedroom with a built-in wardrobe and a three-piece family bathroom with a shower over the bath and a towel heater. Second Floor - There is a large double bedroom.

The property benefits from uPVC double glazing, gas central heating, a new grey gloss kitchen with white brick tiles, a new bathroom suite with new white panelling, new grey carpets, new vinyl flooring, street parking to the front and a great local community.

It is situated within close proximity to Greater Manchester and West Yorkshire as well as many local nature and beauty spots close by like Hollingworth Lake country park which is great for water sports. The town of Bacup is packed with lovely independent shops in the Victorian Buildings, a food market, cafes, and bars whilst also having a supermarket such as Morrisons to cater for growing families.

The stunning house is located within a five-minute walk to the centre of Bacup which has easy access to schools, shopping, local amenities, Bacup cricket club and transport links to Rawtenstall, Burnley, Todmorden, Whitworth and Rochdale.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment.



Lounge/Kitchen

19'8" x 15'1" (6.00 x 4.60)

Bedroom 1

11'1" x 11'9" (3.40 x 3.60)

Bathroom

7'10" x 8'6" (2.40 x 2.60)

Bedroom 2

19'8" x 14'9" (6.00 x 4.50)

Disclaimer

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Leasehold

To be confirmed by the Vendor's Solicitors

Possession:

Vacant possession upon completion

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

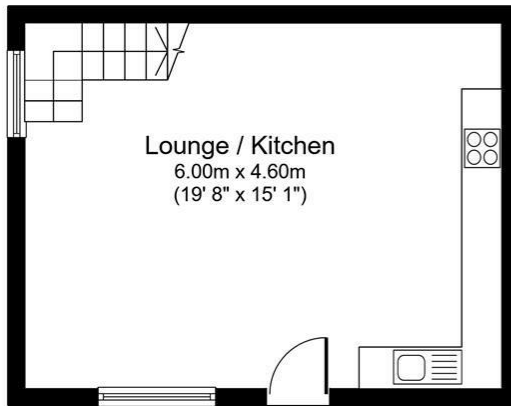




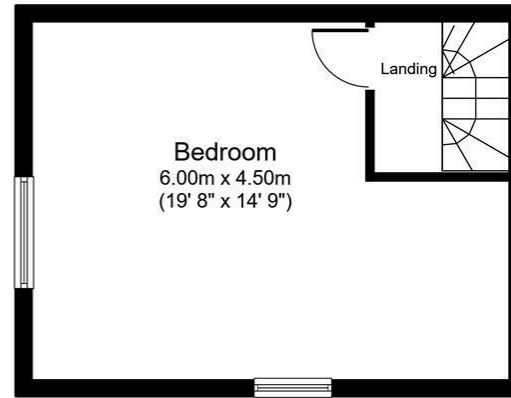
Life is better when you're SMILING



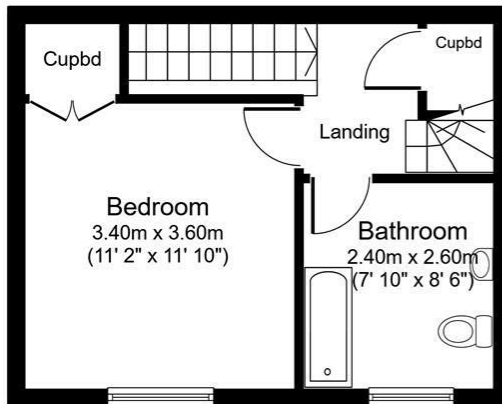
Total floor area 81.7 sq.m. (880 sq.ft.) approx



Ground Floor



Second Floor



First Floor

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