



Tong Lane, Bacup, OL13 9LH Offers In Excess Of £155,000

MUST VIEW, IDEAL FAMILY HOME INCLUDES PLOT OF LAND TO THE SIDE ASWELL***

A spacious, three-bedroom semi-detached property set over three floors and situated within walking distance to Bacup town centre where there are many local amenities and businesses. Bacup is a town in the Rossendale Borough in Lancashire in the South Pennines and is close to the boundaries of West Yorkshire and Greater Manchester. The town is ideal for commuters to surrounding areas as it is 6 miles from Rawtenstall, 9 miles from Rochdale and 8 miles from Burnley.

Internally the property comprises; ground floor - porch, kitchen, dining room with an archway into the lounge, first floor - a four-piece bathroom suite and one double bedroom, second floor - two double bedrooms.

The property has previously been modernised and has sufficient space throughout the property for a growing family. The property benefits from gas central heating, pvc doubling glazing and street parking.

Externally the property has a foot path along the side of the house to the front door and a paved area to the rear.

The house is unique as it comes with a plot of land to the side of it which is ideal for building on.



Kitchen
4'11" x 18'4" (1.50 x 5.60)

Lounge
10'9" x 12'1" (3.30 x 3.70)

Dining Room
15'1" x 10'9" (4.60 x 3.30)

Bathroom
9'10" x 11'1" (3.00 x 3.40)

Bedroom 1
14'9" x 12'1" (4.50 x 3.70)

Bedroom 2
9'10" x 10'9" (3.00 x 3.30)

Bedroom 3
14'9" x 12'1" (4.50 x 3.70)

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 - 999 years from 15/11/1786

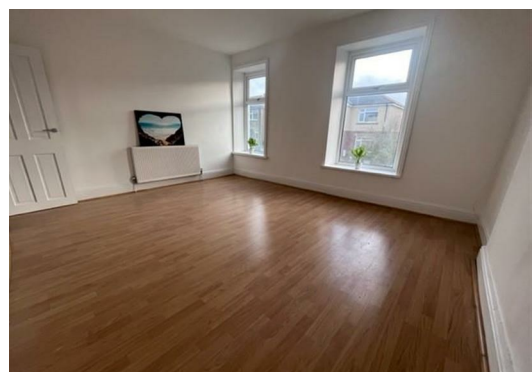
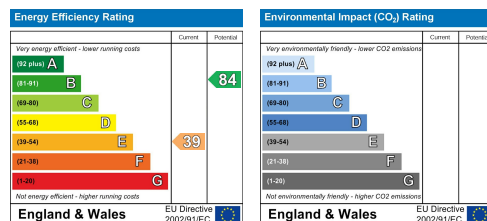
To be confirmed by the Vendor's Solicitors

Possession:

Vacant possession upon completion or with the sitting Tenant

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Lettings



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