



# Farrow & Farrow

ESTATE & LETTING AGENTS



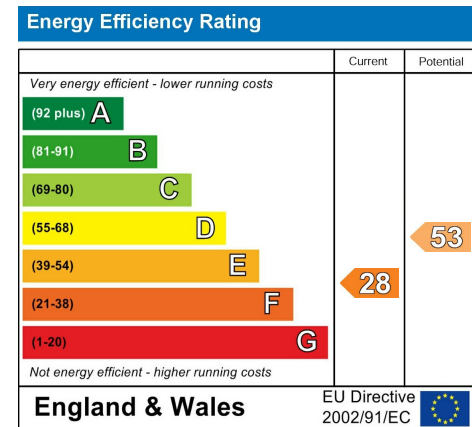
- 28 Branch Street, Stacksteads
- 2 Bed Plus Attic
- Stone Built, Mid Terraced House
- Outdoor Patio Area Great for BBQs / Entertaining
- Well Located for Local Amenities & Commuting
- Good Room Sizes
- Attractively Priced
- NO CHAIN DELAY

28, Branch Street, Bacup, OL13 0TX

**£100,000**  
Offers Over

# 28, Branch Street, Bacup, OL13 0TX

Investor or First Time Buyer Alert! This 2 Bed + Attic home is a must see on your viewing list. Good size rooms plus a patio to rear! NO CHAIN DELAY !!!



Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Branch Street, Stacksteads is a 2 bedroom plus attic studio room, stone-built, mid-terraced home. Offering good room sizes throughout, a tidy breakfast kitchen, lounge with feature fireplace, nice outdoor entertaining space perfect for BBQs, gas central heating and a good standard of finish being well maintained throughout.

The property comprises: Entrance Vestibule, Lounge, Breakfast Kitchen, First floor landing with access to Bedroom 1 & 2 and Family Bathroom, stairs up to 2nd Floor Landing and Attic Studio room.

Priced attractively and with excellent access to local amenities and through-valley commuter routes, this property is sure to go quickly, so if you're interested then get in touch today!

**Vestibule 3'3" x 3'8"**

**Lounge 15'3" x 14'8"**

**Kitchen/Breakfast Room 8'6" x 14'8"**

**Landing 11'10" x 5'0"**

**Bedroom 1 15'3" x 9'3"**

**Bedroom 2 8'8" x 9'4"**

**Bathroom 12'3" x 5'0"**

**2nd Landing**

**Attic Studio 10'10" x 14'7"**

**Rear Patio**

**Agents Notes**

**Disclaimer**

