



Farrow & Farrow

ESTATE & LETTING AGENTS



- Industrial Street, Bacup
- Mid Terrace Property
- Large Open Plan Lounge / Dining Room / Kitchen
- 2 Bed Rooms & Shower Rooms
- Front Forecourt & Small Rear Area
- No Chain Delay!


25, Industrial Street, Bacup, OL13 9JJ

£100,000
Offers Over

25, Industrial Street, Bacup, OL13 9JJ

INVESTOR ALERT - IDEAL BUY-TO-LET / First Time Buyer Home. MID TERRACE WITH OPEN PLAN LIVING, GOOD SIZE KITCHEN, 2 BEDROOMS & SHOWER ROOM. Easy Access to Local Amenities, NO CHAIN DELAY! - CALL TODAY!!



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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.

Industrial Street, Bacup, is a mid-terrace property with 2 first floor double bedrooms and shower room. The property benefits from an entrance porch leading to a large open plan lounge / dining room and a good size fitted Kitchen. Externally, the property has a small rear patio yard.

This property is ideal for an investor looking for a buy-to-let investment or a first time buyer wanting to add value to their home. Located within easy reach of Bacup, yet away from the town centre itself, the property offers good access to local amenities, public transport and commuter connections to Rawtenstall, Burnley, Rochdale, Todmorden and beyond, while open countryside is within a few minutes, with walks, bridleways and cycle routes.

Internally, the property briefly comprises: Entrance Porch, Open Plan Lounge / Dining, and Kitchen. First Floor Landing with doors off to Bedrooms 1 & 2 and a good size shower room. Externally, Front forecourt and small rear Patio Yard / Bin Store.

* Perfect for Buy to let * Large Open Plan Lounge / Dining / Kitchen * Mid-Terrace Property * Patio Yard * NO CHAIN DELAY!

Porch 4'11" x 3'0"

Open Plan Lounge 10'3" x 14'0"

Open Plan Dining 15'1" x 14'0"

Kitchen 7'5" x 12'9"

Landing 6'5" x 9'9"

Bedroom 1 9'11" x 14'0"

Bedroom 2 8'3" x 8'1"

Shower Room 11'11" x 5'7"

Small Rear Yard

Agents Notes

Disclaimer

