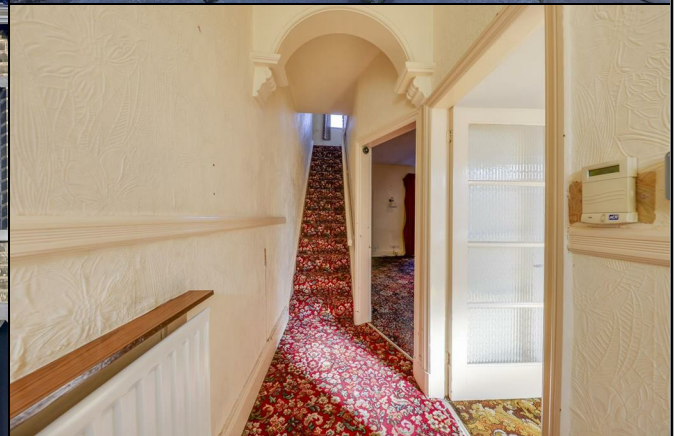
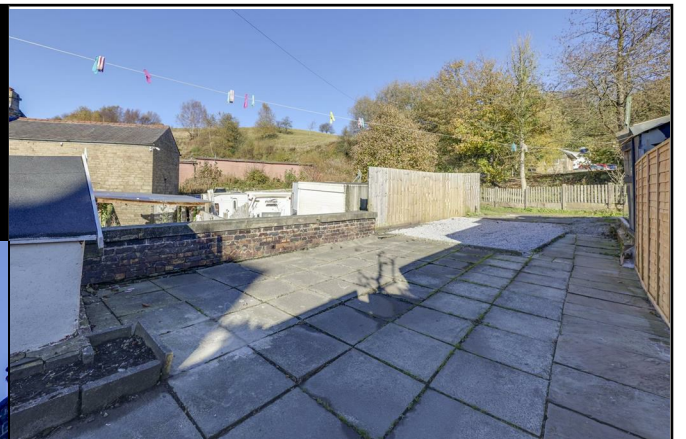




Farrow & Farrow
ESTATE & LETTING AGENTS



- Newchurch Road, Stacksteads, Bacup
- 2 Bedroom, End Terrace Home
- Additional Attic Studio Room
- Ideal Opportunity To Modernise & Add Value
- Conveniently Located For Amenities & Transport Links
- Generous Outdoor Space & Parking To Rear
- NO CHAIN DELAY - VIEWING RECOMMENDED
- Contact Us To View - By Appointment Only


383, Newchurch Road, Bacup, OL13 0NB

£120,000

383, Newchurch Road, Bacup, OL13 0NB

***** NEW *** - 2 BEDROOM END TERRACE WITH ATTIC STUDIO, PARKING & AREA OF LAND TO REAR - 2 Separate Reception Rooms, Ideal Opportunity To Modernise & Add Value, Great First Time Buy Or Investment Property, Conveniently Located - NO CHAIN DELAY - CONTACT US TO VIEW!!!**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Newchurch Road, Stacksteads, Bacup is a 2 bedroom, end terrace home with a further attic studio room too. Having 2 separate reception rooms and offering an ideal opportunity to add value through modernisation, this property would be a great first time buy or investment too. With the unusual extras of both an area of land and parking to the rear too, this property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Entrance Hall, Lounge, Dining Room with Under Stairs Store, Kitchen, Externally Accessed WC and separate Boiler Room. Off the first floor Landing are Bedrooms 1 & 2 and the Bathroom while to the 2nd Floor, is a good size Attic Studio Room with Store.

Located within easy reach of both Bacup and Waterfoot centre amenities, this property is also within a short walk of a local pub and public transport connections, while commuter routes, walks and open countryside are also all nearby.

- Hall 15'7" x 3'10"**
- Lounge 12'0" x 13'4"**
- Dining Room 14'10" x 13'9"**
- Kitchen 8'7" x 7'4"**
- Under Stairs Store**
- Landing 18'2" x 6'10"**
- Bedroom 1 14'11" x 10'11"**
- Bedroom 2 12'1" x 10'0"**
- Bathroom 8'10" x 7'9"**
- Attic Studio Room 27'6" x 17'8"**
- Front Forecourt**
- Rear Yard**
- Outside WC 2'10" x 7'1"**
- Outside Boiler Room 3'3" x 7'4"**
- Outside Store**
- Rear Parking & Land**
- Agents Notes**
- Disclaimer**

