



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Lee Road, Stacksteads, Bacup
- Newly Renovated Mid Stone Terrace
- 2 Bed, Master with En Suite Shower Room
- Beautiful Breakfast Kitchen / Dining Room with Utility
- Brand New Carpets & Decoration Throughout
- Re-plastered, Re-wired & New Central Heating System
- Lovely Rear Garden Area
- NO CHAIN DELAY !

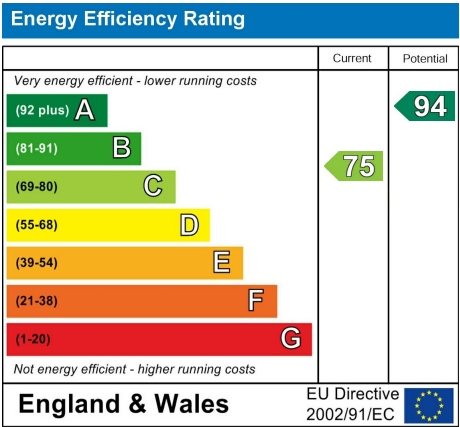
20, Lee Road, Bacup, OL13 0EA

**£150,000**  
 Offers Over



20, Lee Road, Bacup, OL13 0EA

\*\*\* NEW \*\*\* - BEAUTIFULLY PRESENTED, NEWLY RENOVATED , 2 BEDROOM / 2 BATH, MID STONE TERRACE HOME WITH GARDEN - Brand New Kitchen & Bathroom's, Carpets, Décor, Electrics, Plastering, Central Heating - \*EPC Rated C\*. Lovely Location - \*\*\* A Superb Home Ready To Move In To with 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.

Lee Road, Bacup, Lancashire is a newly refurbished, stone built, mid terrace home. Offering 2 good double bedrooms, one with an en suite shower room. Having been refurbished throughout, this beautiful home is finished to an unusually high standard, enjoying an impressive suite of renewals in the process. With brand new carpets and neutral decoration throughout, the property boosts a new breakfast kitchen with separate utility room, 2 new bathrooms, re-wired, re-plastered and a new central heating system. Externally, the property now benefits from a new composite decking and further garden area.

The property briefly comprises : Entrance Vestibule, Hallway, Lounge, Breakfast Kitchen / Dining, Utility Room, First Floor Landing, Bed 1 with En Suite Shower Room, Bed 2 and Bathroom. Externally, Rear Deck and Garden.

Located close to Lee Quarry Adrenaline Centre, the property also offers easy access to Stubbylee Park with its good variety of leisure and outdoor amenities, while also being within a few minutes of open countryside with walks, cycle routes and bridleways. Public transport connections are good, with through valley bus routes connecting to Rawtenstall, Bacup and beyond, while commuters routes are also comprehensive, including main roads throughout Rossendale and on to M65/M66 motorway links and the towns of Rochdale, Burnley, Todmorden and beyond.

Vestibule

Hall

Lounge 10'9" x 10'5"

Kitchen/Dining Room 14'11" x 14'0"

Utility / WC 7'9" x 4'8"

Store

Landing 6'0" x 14'3"

Bedroom 1 11'3" x 14'3"

En-suite Shower Room 7'1" x 3'3"

Bedroom 2 12'2" x 9'5"

Bathroom 12'2" x 4'7"

Rear Decking

Rear Garden

Agents Notes

Disclaimer

