



# Farrow & Farrow

ESTATE & LETTING AGENTS



- New Line, Bacup
- 2 Bedroom Mid Stone Terrace
- Neutrally Decorated
- Nice Outlook to the Rear
- Patio Area for BBQs
- Modern Kitchen & Bathroom
- Great Buy-To-Let or First Home
- Available Now to View

177, New Line, Bacup, OL13 9RY

**£110,000**  
Offers In The Region Of



177, New Line, Bacup, OL13 9RY

New Listing - 2 BED MID TERRACE WITH GREAT REAR VIEWS - Neutral Modern Decor, Lounge & Good Size Dining Kitchen, Tidy Rear Patio Area - Great Buy-To-Let or First Home! - Call Today!!!



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

New Line, Bacup is a 2 bed stone terrace which is neutrally decorated throughout, with nice Kitchen and Bathroom and also benefiting from a good patio area to the rear ideal for BBQs, which overlooks good rear views too.

Internally the property briefly comprises; Entrance Vestibule, Lounge, modern Dining Kitchen, stairs up to first floor Landing, large Bedroom 1, Bedroom 2 with views to the rear and modern Bathroom.

Located on New Line the property is close to open countryside, Stubby Lee Park and within easy reach of amenities in Bacup town centre, the property provides an ideal combination of proximity to both facilities and attractive surroundings.

\* Gas Central Heating \* uPVC windows \* Currently Tenanted - Ideal Buy-to-Let Home or First Time Buyer

Entrance Vestibule

Lounge 14'0" x 13'9"

Breakfast Kitchen 10'5" x 10'3"

Landing

Bedroom 1 14'0" x 12'2"

Bedroom 2 7'4" x 6'7"

Bathroom 8'7" x 5'3"

Rear Patio

View to the Rear

Agents Notes

Disclaimer

