



Farrow & Farrow

ESTATE & LETTING AGENTS



- Weir Lane, Weir, Bacup, Rossendale
- 2 Bedroom, End Terrace Home
- Generous Gardens to 3 Sides
- Attractively Presented
- Conservatory To Rear
- Comparatively Tucked, Elevated Position
- Lovely Open Outlooks To Front
- VIEWING HIGHLY RECOMMENDED - Contact Us NOW To View

25, Weir Lane, Bacup, OL13 8QA

£200,000
Offers In The Region Of

25, Weir Lane, Bacup, OL13 8QA

*** NEW *** - 2 BEDROOM END TERRACE WITH GENEROUS GARDENS & LOVELY OUTLOOK - Well Presented Throughout, Conservatory To Rear, Comparatively Tucked-Away Position, Close To Weir Village Centre - AVAILABLE NOW - Viewing Recommended, Contact Us NOW To View!!!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.

Weir Lane, Weir, Bacup, Rossendale is a 2 bedroom, end terrace home which sits in a comparatively tucked away position yet still close to Weir village centre. This property is attractively presented throughout and offers an unusually generous area of gardens to 3 sides. Add to this the elevated position which makes the most of attractive outlooks to the front and this is a property for which viewing is highly recommended and available now, by appointment through our Rawtenstall office.

Internally, this property briefly comprises: Entrance Porch, Lounge, Kitchen, Conservatory. Off the first floor Landing are Bedrooms 1 & 2 and the Shower Room.

Externally, the property has unusually generous Gardens to 3 sides and a lovely outlook over adjacent open country surroundings, with beautiful rolling hillside views.

Set in a comparatively tucked-away position, this property enjoys an elevated setting which makes the most of attractive views out, while still being within easy reach of the main road and amenities both locally in weir itself, and nearby in Bacup town centre too. Bus routes and commuter links are each within a short distance and the surrounding open moorland countryside is genuinely attractive and appealing.

Porch 4'8" x 2'9"

Lounge 14'3" x 15'0"

Kitchen 9'8" x 13'11"

Conservatory 9'8" x 7'7"

Landing

Bedroom 1 9'1" x 13'7"

Bedroom 2 9'9" x 13'9"

Shower Room 4'10" x 8'6"

Front Garden

Side Garden & Patio

Upper Rear Patio

Agents Notes

Disclaimer

