



## The Old Conservative Club, Bacup, OL13 9AW

£1,075 PCM

AN EXCELLENT TWO BEDROOM TOWN CENTRE APARTMENT

Keenans Lettings are delighted to offer The Ballroom, a luxury apartment located within The Old Conservative Club which has been sympathetically renovated to create six luxury apartments incorporating attractive character features from the former building with a chic industrial interior style and contemporary fixtures and fittings.

The apartments are conveniently located in Bacup town centre for easy access to the local amenities, public transport links and major commuter routes towards Burnley, Todmorden, Rawtenstall and Rochdale. The apartments each come with allocated off-road parking and touch screen video intercom access.

The Ballroom is located to the first floor with entrance hall with doors leading to the bedrooms, three-piece bathroom and the open plan living / kitchen / diner. The main bedroom benefits from en suite shower facilities. Externally there is allocated parking and a communal patio area.

For further information, or to arrange a viewing, please contact our Lettings team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# The Old Conservative Club, Bacup, OL13 9AW

£1,075 PCM

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- First Floor Apartment
- Family Bathroom
- Sympathetically Restored
- Two Bedrooms
- Open Plan Living / Kitchen
- Viewing Highly Recommended
- En Suite
- Allocated Parking

## GROUND FLOOR

### COMMUNAL ENTRANCE

The main entrance door opens into the communal lobby with stairs leading to the first floor to access Apartment 4, The Ballroom.

## FIRST FLOOR

### ENTRANCE HALL

The wood door opens into the entrance hall with ceiling spot lights, oak flooring and doors to the bedrooms, family bathroom and open plan living space.

### BEDROOM ONE

14'5" x 9'11" (4.39 x 3.02)

Aluminium framed double glazed window, central heating radiator and a door to the en suite.

### EN SUITE

6'2" x 3'11" (1.88 x 1.19)

Fitted with a white three piece suite comprising concealed cistern WC, wall mounted wash basin with mixer tap and a walk-in shower cubicle with glass screen, rainfall shower head and hand held rinse head, part tiled elevations, tile effect flooring, extractor fan, ceiling spot lights and a towel radiator.

### BEDROOM TWO

10'1" x 9'3" (3.07 x 2.82)

Two aluminium framed double glazed window and a central heating radiator.

### BATHROOM

8'9" x 6'7" (2.67 x 2.01)

Fitted with a white three piece suite comprising concealed cistern WC, vanity cupboard with wash basin and mixer tap and glass splash back, bath with overhead rainfall shower with additional direct feed rinse head, shower screen, part tiled elevations, tile effect flooring, extractor fan, towel radiator and ceiling spot lights.

### OPEN PLAN LIVING AREA

30'5" x 18'8" (9.27 x 5.69)

Open plan living, dining and kitchen area. Three wood framed double glazed windows, four traditional radiators, part panelled elevations and fitted with a range of wall, base and drawer units with complementary work surfaces, Indesit electric oven and hob and extractor over, glass splash back, composite sink, drainer and mixer tap, integrated washer / dryer and fridge / freezer, smoke alarm, television point, oak flooring, door to storage cupboard.

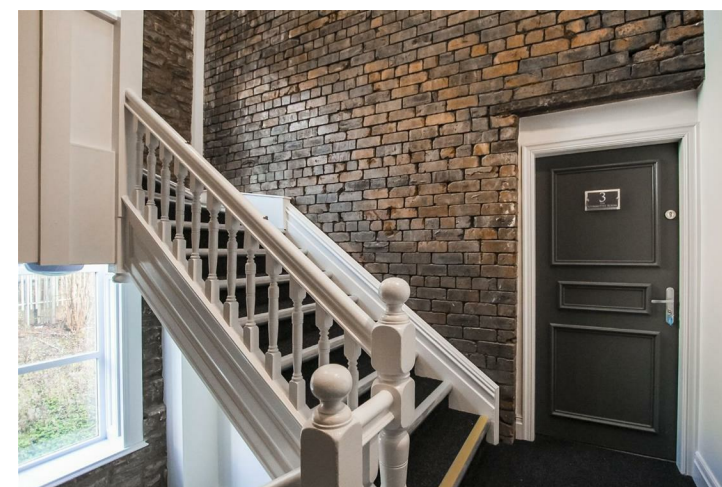
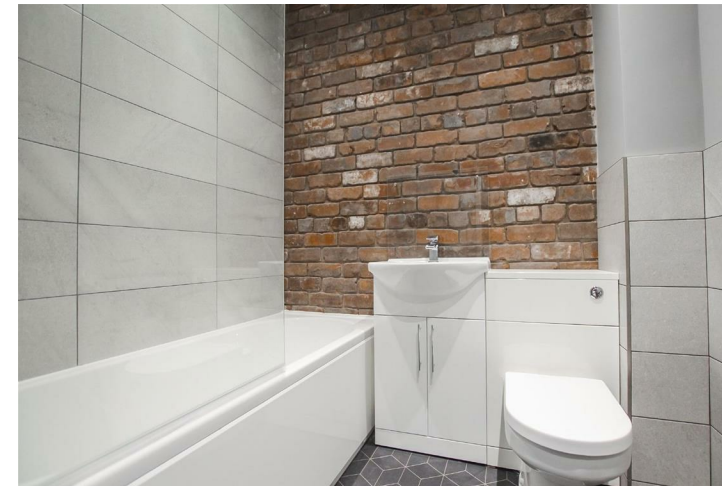
## EXTERNALLY

Car park with allocated parking bays for each apartment.

## AGENTS NOTES

Council Tax band B.

All feature brickwork in all apartments is reclaimed Victorian face brick.



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