

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	81
(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	

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## Wesley Terrace, Bacup, OL13 8QS

### Offers Over £155,000

#### THE PERFECT HOME

Welcome to this immaculate mid-terraced house located on Wesley Terrace in the charming village of Weir. This property has been thoughtfully updated and presented to the highest standard, showcasing modern fixtures and stylish interiors that create a welcoming atmosphere.

Boasting two well-proportioned bedrooms, this home is ideal for small families or couples seeking a comfortable living space. The open-plan kitchen seamlessly flows into a spacious living area, perfect for both relaxation and entertaining. Natural light floods the space, enhancing the contemporary feel of the home.

One of the standout features of this property is the fantastic garden area, providing an excellent outdoor space for gardening, play, or simply enjoying the fresh air.

Situated in the heart of the ever-popular village of Weir, residents will benefit from close proximity to local schools, delightful village cafés, and picturesque countryside walks. This location offers a perfect blend of community spirit and natural beauty, making it an ideal setting for those looking to settle down.

# Wesley Terrace, Bacup, OL13 8QS

Offers Over £155,000

 2  1  1  C

- Exceptional Mid Terrace Property
- Contemporary Fitted Kitchen
- On Street Parking
- EPC Rating C
- Two Bedrooms
- Immaculate Presentation
- Tenure Leasehold
- Three Piece Shower Room
- Garden to Rear
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

3'11 x 3'7 (1.19m x 1.09m)

### Reception Room

15'2 x 14'10 (4.62m x 4.52m)

### Kitchen

14'10 x 8'11 (4.52m x 2.72m)

## First Floor

### Landing

7'3 x 4'7 (2.21m x 1.40m)

### Bedroom One

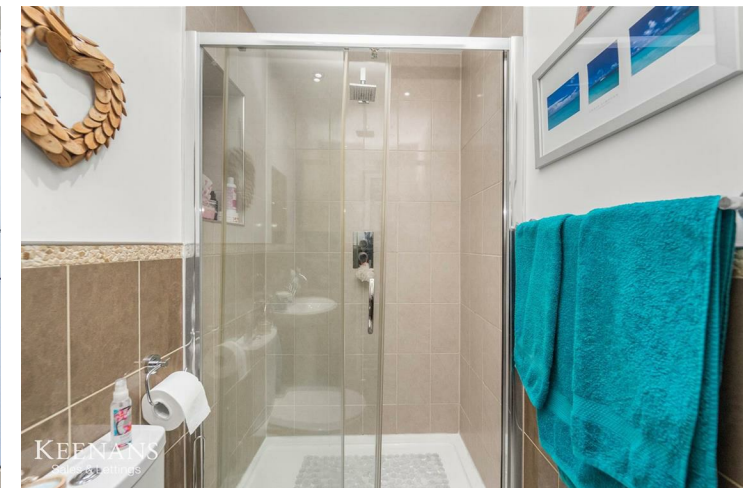
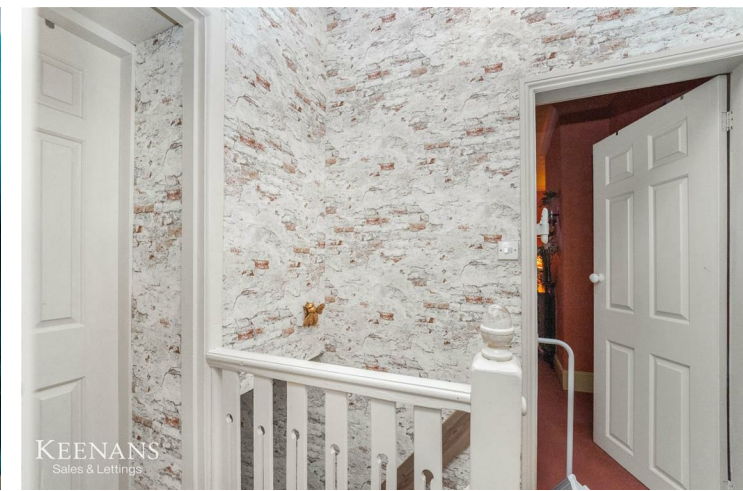
15'2 x 14'10 (4.62m x 4.52m)

### Bedroom Two

8'11 x 7'3 (2.72m x 2.21m )

### Shower Room

8'10 x 3'11 (2.69m x 1.19m)



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