



**Newchurch Road
Bacup, OL13 0UJ**

Guide Price £125,000

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MAIN FEATURES:

- Mid Terrace Versatile House Arranged over Four Floors
- No Ongoing Chain
- In Need of some Updating
- Fitted Kitchen/Breakfast Room
- Four Bedrooms
- Family Bathroom/WC
- Good Size Garden

Offered for sale with no ongoing chain, this substantial mid-terrace home provides an excellent opportunity for buyers looking to create a spacious family home or investment property. Arranged over four floors, the property offers an adaptable layout with generous living accommodation, making it ideal for growing families or those requiring flexible space for home working. The accommodation includes a welcoming front reception room, a fitted kitchen/breakfast room, a spacious first-floor lounge/bedroom, three further well-proportioned bedrooms, a family bathroom/WC, useful basement rooms offering excellent storage or further potential (subject to any necessary consents). Outside, there is a good-sized rear garden, providing plenty of space for relaxing, entertaining or family enjoyment. While the property would benefit from some updating, it presents a fantastic opportunity to add value and personalise to your own taste.

Newchurch Road enjoys a convenient position within easy reach of Bacup town centre, offering a range of independent shops, supermarkets, cafés and everyday amenities. The area is well served by local schools, regular bus routes and road links to Burnley, Rochdale and the M66 motorway network. Surrounded by the beautiful Rossendale countryside, residents can also enjoy scenic walks, cycling routes and outdoor recreation, making this an excellent location for those seeking both convenience and a semi-rural lifestyle.



Approx. Gross Internal Floor Area 2186 sq. ft / 203.27 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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