



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	

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.

## Burnley Road, Bacup, OL13 8QE

£189,950

A STUNNING THREE BEDROOM FAMILY HOME

Nestled on Burnley Road in the charming town of Bacup, this immaculate house presents an exceptional opportunity for first-time buyers and families alike. The property is truly turn-key ready, allowing you to move in without the need for any immediate renovations or repairs.

As you step inside, you will be greeted by a warm and inviting atmosphere, perfect for creating lasting memories with loved ones. The layout is thoughtfully designed to maximise space and comfort, making it an ideal family home.

One of the standout features of this property is the stunning views to the rear, which provide a picturesque backdrop for your daily life. Imagine enjoying your morning coffee or unwinding in the evening while taking in the beauty of the surrounding landscape.

This house is not just a place to live; it is a place to thrive. With its immaculate condition and family-friendly appeal, it is a rare find in the current market. Do not miss the chance to make this wonderful property your new home.

# Burnley Road, Bacup, OL13 8QE

£189,950



- Mid Terrace Property
- Enclosed Rear Garden
- On Street Parking
- Tenure Leasehold
- Three Bedroom
- Ideal Family Home With Viewing Essential
- EPC Rating C
- Spacious Reception Room
- Four Piece Bathroom
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

4'5 x 3'8 (1.35m x 1.12m)

### Reception Room

16'8 x 14'11 (5.08m x 4.55m)

### Kitchen/Dining Area

17'3 x 14'6 (5.26m x 4.42m)

### Further Hall

4'4 x 3'3 (1.32m x 0.99m)

### WC

4'3 x 2'6 (1.30m x 0.76m)

### Boot Room

6'6 x 3' (1.98m x 0.91m)

## First Floor

### Landing

11'4 x 7'5 (3.45m x 2.26m)

### Bedroom One

15' x 9'6 (4.57m x 2.90m)

### Bedroom Two

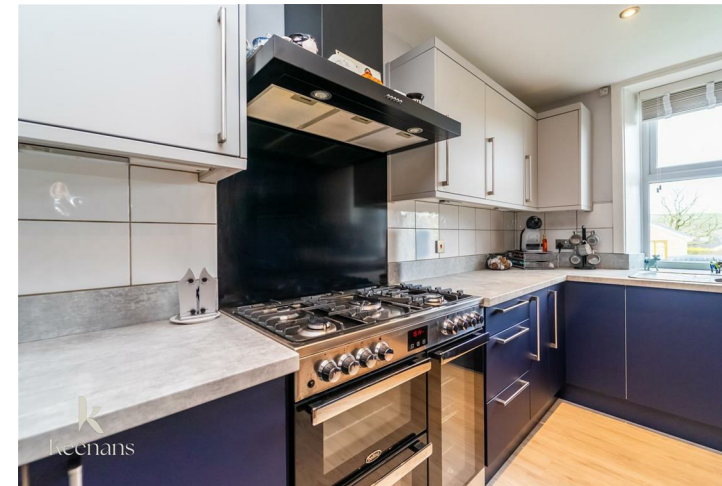
14'7 x 9'10 (4.45m x 3.00m)

### Bedroom Three

10'3 x 7'2 (3.12m x 2.18m)

### Bathroom

12'8 x 7'1 (3.86m x 2.16m)



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