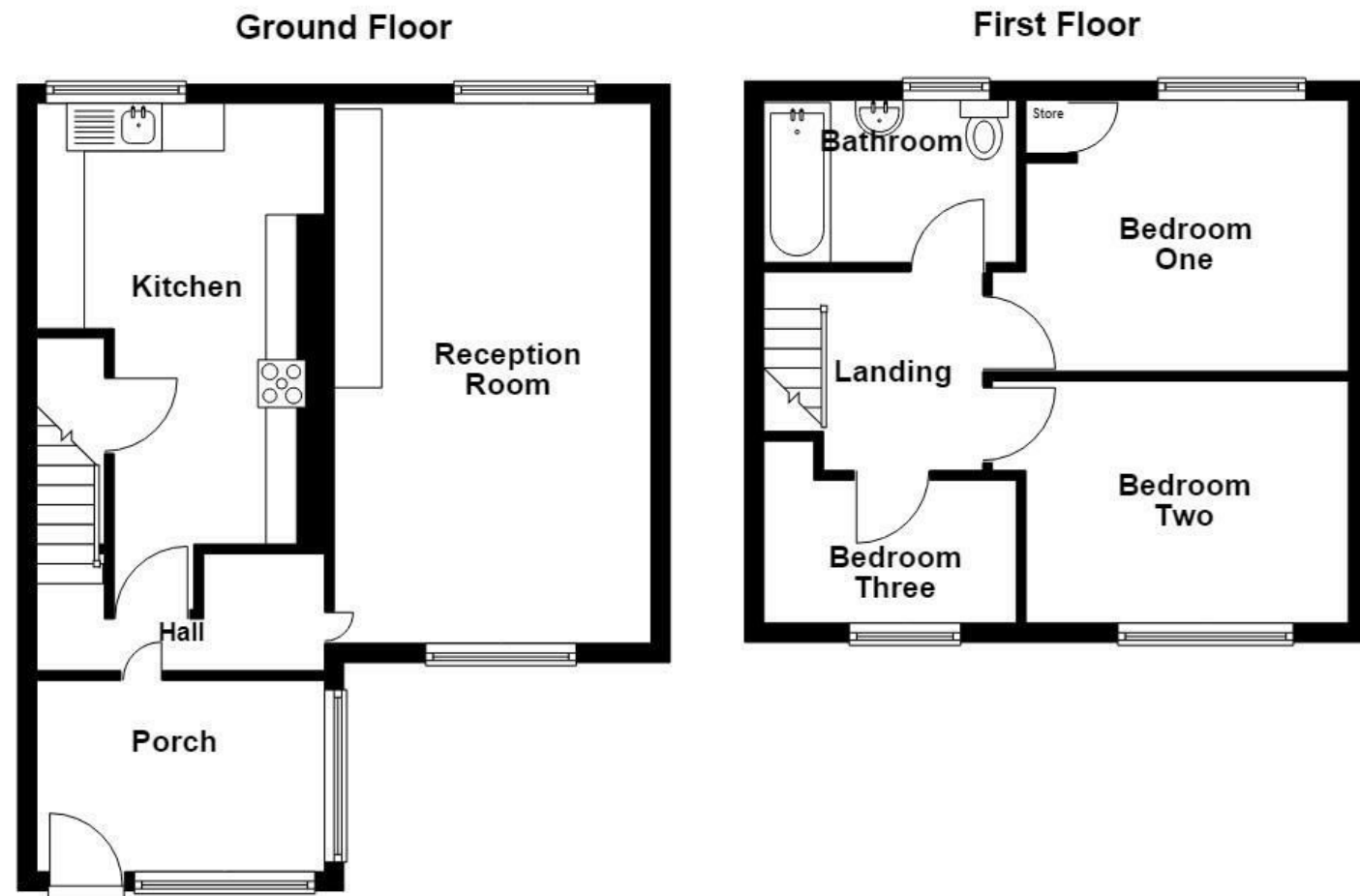




| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 54                      | 75        |
| 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Thorn Gardens, Bacup, OL13 9LE

### £165,000

A WONDERFUL THREE BEDROOM SEMI DETACHED HOME IN BACUP

Nestled in the charming area of Thorn Gardens, Bacup, this delightful three-bedroom semi-detached house presents an excellent opportunity for families seeking a comfortable and inviting home. The property boasts a spacious layout, perfect for both relaxation and entertaining.

As you approach the house, you will appreciate the convenience of off-road parking, ensuring that your vehicles are secure and easily accessible. Upon entering, you are welcomed into a warm and inviting living space that flows seamlessly into the dining area, creating an ideal environment for family gatherings and social occasions.

The well-appointed kitchen offers ample storage and workspace, making it a joy to prepare meals. Each of the three bedrooms is generously sized, providing plenty of room for family members or guests. The natural light that floods through the windows enhances the welcoming atmosphere throughout the home.

One of the standout features of this property is the rear garden, a perfect outdoor retreat for children to play or for adults to unwind after a long day. The garden offers a blank canvas for those with a green thumb, allowing you to create your own personal oasis.

Located in Bacup, this home is well-positioned to take advantage of local amenities, schools, and parks, making it an ideal choice for families. With its combination of comfort, convenience, and outdoor space, this semi-detached house in Thorn Gardens is a wonderful place to call home. Don't miss the chance to make it yours.

# Thorn Gardens, Bacup, OL13 9LE

£165,000

3 1 1 E

- Wonderful Semi Detached Family Home
- Well Appointed Fitted Kitchen
- Off Road Parking
- Tenure - Freehold
- Three Generously Sized Bedrooms
- Generous Rear Garden
- EPC Rating - E
- Spacious Living And Dining Areas
- Close To Local Amenities And Schools
- Council Tax Band - A

## Ground Floor

### Porch

9'7 x 6'7 (2.92m x 2.01m)

### Hall

9'11 x 4'2 (3.02m x 1.27m)

### Reception Room

18'7 x 10'11 (5.66m x 3.33m)

### Kitchen

15'2 x 7'3 (4.62m x 2.21m)

## First Floor

### Landing

7'6 x 6'10 (2.29m x 2.08m)

### Bedroom One

12'3 x 9'4 (3.73m x 2.84m)

### Bedroom Two

12'3 x 8'4 (3.73m x 2.54m)

### Bedroom Three

8'8 x 6'3 (2.64m x 1.91m)

### Bathroom

8'8 x 5'7 (2.64m x 1.70m)

### External

Driveway and steps to entrance, enclosed garden to rear.



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