



Farrow & Farrow

ESTATE & LETTING AGENTS



- Birch Street, Bacup, Rossendale
- 3 Bedroom, End Terrace Family Home
- Beautifully Presented Throughout
- Well Laid Out Over 3 Floors
- Generous, Upper Side Garden With Stepped Access
- Within Easy Reach Of Local Town Centre Amenities
- VIEWING HIGHLY RECOMMENDED
- Contact Us To View - By Appointment Only

21, Birch Street, Bacup, OL13 8BQ

£165,000

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*** NEW *** - 3 BEDROOM FAMILY HOME WITH SUPERB PRESENTATION THROUGHOUT & GENEROUS GARDEN TOO - Well Laid Out Over 3 Floors, Lovely Refurbishment With Great Styling & Décor, Great Kitchen & Bathroom, Unusually Good Upper Side Garden Space With Stepped Access, Ideal For Local Amenities Nearby - VIEWING HIGHLY RECOMMENDED - Contact Us To View!!!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Birch Street, Bacup, Rossendale is a 3 bedroom, end terrace family home, refurbished and beautifully presented throughout, with the unusual addition of a great upper garden space to the side and accessed by steps from the front of the property too. This property has been transformed with lovely styling and décor, including a modern kitchen and bathroom, while layout is well thought out and makes the most of the 3 floors of accommodation. Certainly, VIEWING HERE IS HIGHLY RECOMMENDED with viewings available now and by appointment only, through our Rawtenstall office.

Internally, this property briefly comprises: Lounge, Dining Kitchen, first floor Landing off to Bedrooms 2 & 3 and the Family Bathroom, second floor Bedroom 1. Externally, to the side of the property is a generously sized, enclosed Upper Side Garden.

This property sits within easy reach of local amenities in Bacup town centre, while Rawtenstall, Rossendale as a whole and even Burnley and Rochdale are also close at hand. Excellent walks and countryside are within a few moments and there are a great range of other facilities, shopping, healthcare and leisure all nearby.

Lounge 13'10" x 13'9"

Kitchen/Breakfast Room 7'9" x 13'9"

Landing 14'1" x 5'8"

Bedroom 2 11'9" x 7'6"

Bedroom 3 10'10" x 7'10"

Family Bathroom 7'11" x 6'0"

Bedroom 1 20'4" x 13'7"

Upper Side Garden

Agents Notes

Disclaimer

