



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | 70 |
| (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.

Newchurch Road, Bacup, OL13 OTS

£795

LOOKING FOR A BEAUTIFUL FLAT TO MOVE INTO? LOOK NO FURTHER!

Situated on Newchurch Road in Bacup, this 2 bedroom ground floor flat is a hidden gem waiting to be discovered. Boasting 2 reception rooms and 1 bathroom, this property offers a perfect blend of comfort and style.

As you step inside, you are greeted by a spacious open-plan layout that is ideal for hosting gatherings with friends and family. The versatile living space provides ample room for both relaxation and entertainment, making it the heart of the home.

Located conveniently next to local bus routes, this flat ensures easy access to all the amenities and attractions the area has to offer. Whether you're commuting to work or exploring the neighbourhood, getting around is a breeze.

The bedrooms in this flat are havens of tranquillity, offering cosy retreats at the end of a long day. With well-sized spaces and a welcoming atmosphere, you'll always look forward to unwinding in these comfortable rooms.

Newchurch Road, Bacup, OL13 OTS

£795



- Fully Renovated
- On Street Parking
- Modern Bathroom
- Close Proximity To Local Amenities
- Council Tax Band A
- Spacious Ground Floor Flat
- Viewing Essential
- EPC Rating TBC
- Two Double Bedrooms
- Easy Access To major Network Links

Ground Floor

mounted wash basin with mixer tap, tiled bath with mixer tap, overhead, direct feed rainfall shower and rinse head, part tiled elevation and tiled effect floor.

Entrance

UPVC double glazed frosted door to foyer.

Foyer

5' x 4'1 (1.52m x 1.24m)

Smoke alarm, tiled floor, doors to storage, vestibule and reception room.

Vestibule

7'5 x 3'6 (2.26m x 1.07m)

Laminate floor and door to bedroom one.

Reception Room

14'4 x 7'7 (4.37m x 2.31m)

UPVC double glazed frosted window, smoke alarm, spotlights, laminate floor with open access to kitchen.

Kitchen

17'8 x 15' (5.38m x 4.57m)

Hard wood double glazed frosted feature window with seating area and exposed stone wall, two central heating radiators, range of wall and base units, with work top, inset stainless steel sink with mixer tap, oven with four ring induction hob, tiled splash back and extractor tower, integrated fridge freezer, laminate floor and open access to hall.

Hall

16'10 x 4'8 (5.13m x 1.42m)

UPVC double glazed frosted window, central heating radiator, smoke alarm, laminate floor, door to storage, doors to bedroom two, bedroom three, bathroom and door to rear.

Bedroom One

13'1 x 10'6 (3.99m x 3.20m)

Hard wood double glazed frosted window with exposed stone wall, Velux window, central heating radiator and laminate floor.

Bedroom Two

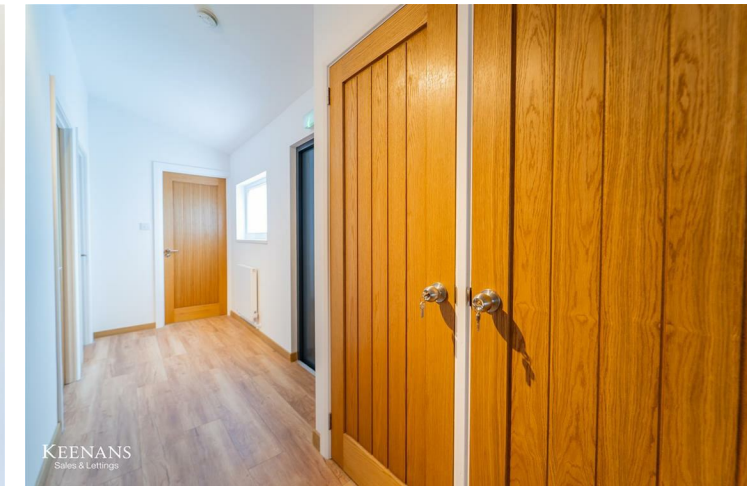
13'4 x 10'6 (4.06m x 3.20m)

UPVC double glazed window, central heating radiator and laminate floor.

Bathroom

10'1 x 5'2 (3.07m x 1.57m)

Velux window, central heating towel rail, dual flush WC, wall



Tel: 01616960085

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