


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		73	
(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.

New Line, Bacup, OL13 9RY

£139,950

A FANTASTIC FIRST TIME HOME

This two bedroom mid terrace property is being proudly welcomed to the market in the popular area of Bacup. Boasting a spacious reception room, modern fitted kitchen and two generously sized bedrooms, as well as gardens to the front and rear, this property would be perfect for a couple looking for their first home that is ready to move straight into! Situated within close proximity to local bus routes and shops, it is a fantastic home not to be missed!

The property comprises briefly; entrance into a welcoming hallway that houses doors on to the reception room, kitchen, staircase to the first floor and understairs storage. The kitchen leads through to the rear porch that has access to the garden. The first floor landing houses doors on to two generously sized bedrooms and a three piece bathroom suite. Externally to the rear of the property is an enclosed flagged patio. The front of the property has a laid to lawn garden and bedding areas.

For further information, or to arrange a viewing, please contact our Rawtenstall team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

New Line, Bacup, OL13 9RY

£139,950



- Tenure Freehold
- On Street Parking
- Fitted Kitchen And Three Piece Bathroom Suite
- Close Proximity To Local Amenities
- Council Tax Band A
- Spacious Two Bedroom Mid Terraced Property
- Enclosed Paved Rear Yard And Laid To Lawn Garden With Bedding Areas To The Front
- EPC Rating C
- Ideal First Time Buy With Viewing Essential
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

Via a UPVC door to hallway.

Hallway

8' x 6'2 (2.44m x 1.88m)

UPVC double glazed frosted window, central heating radiator, door to kitchen, door to reception room, stairs to first floor and under stairs storage.

Reception Room

18' x 10'6 (5.49m x 3.20m)

Two UPVC double glazed windows, two central heating radiators and covings.

Kitchen

11' x 6'7 (3.35m x 2.01m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, single oven, four ring electric hob, stainless steel splash back, extractor hood, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, wood effect flooring and door to rear porch.

Rear Porch

5'4 x 4' (1.63m x 1.22m)

Loft access, UPVC double glazed frosted window, UPVC door to rear and tiled flooring.

First Floor

Landing

Loft Access, doors to two bedrooms and bathroom.

Bedroom One

14' x 9'6 (4.27m x 2.90m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Two

9'9 x 7'8 (2.97m x 2.34m)

UPVC double glazed window, central heating radiator and storage.

Bathroom

5'7 x 4'8 (1.70m x 1.42m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, wood

panelled bath with mixer tap and rinse head, tiled elevation and tiled flooring.

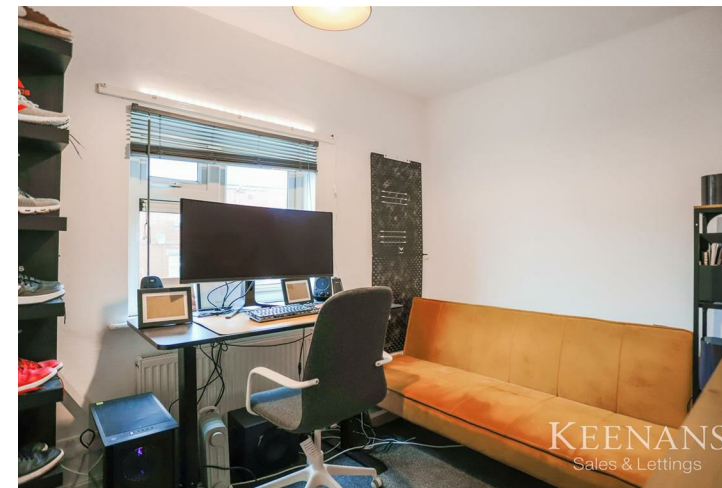
External

Rear

Enclosed paved patio.

Front

Enclosed laid to lawn garden.



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