



**1 Brown Street, Bacup, OL13 8DS**  
**£800 Per Month**



Lifestyle Sales and Lettings are delighted to present this charming two-bedroom, double-fronted end-terrace home set over three floors in the picturesque town of Bacup, Rossendale. Nestled in the South Pennines near West Yorkshire and Greater Manchester, the property is situated on a quiet street within the catchment area for several popular primary schools.

The ground floor features a spacious open-plan kitchen, living and dining area with a feature fireplace and electric fire. On the first floor, you'll find a double bedroom with built-in storage, a modern family bathroom with a shower over the bath and towel heater, and a useful landing cupboard. The second floor boasts a large double bedroom, ideal as a main bedroom or guest suite.

With street parking to the front and a friendly local community, this lovely home is just a five-minute walk from Bacup town centre, offering easy access to shops, schools, local amenities, Bacup Cricket Club and transport links to Rawtenstall, Burnley, Todmorden, Whitworth and Rochdale. Early viewing is highly recommended.



## Disclaimer

Disclaimer;

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Tenants need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for let with the property.

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Lettings. For further information please call 01706 823 131.





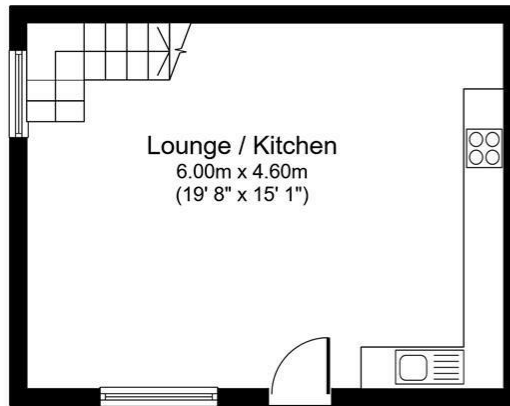




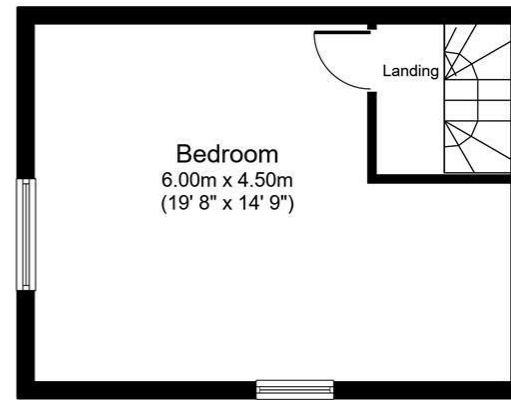
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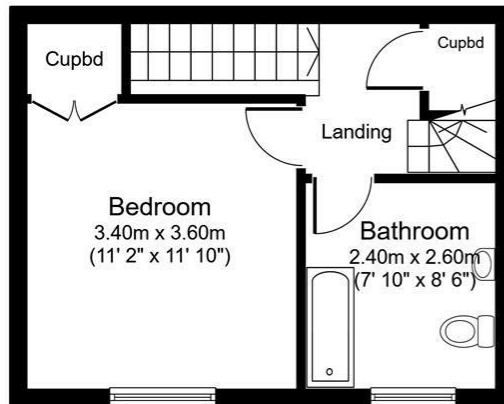
Total floor area 81.7 sq.m. (880 sq.ft.) approx



Ground Floor



Second Floor



First Floor

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