



**Farrow & Farrow**  
ESTATE & LETTING AGENTS



- Plantation View, Weir, Bacup
- 3 Bedroom Terrace Rental Property
- Neutral Modern Décor Throughout
- Accommodation Over 3 Floors
- 2 Good Size 1st Floor Bedrooms
- Garden Fronted + Rear Patio Yard
- Excellent Outlooks Both Front & Rear
- Bond & References Required

3, Plantation View, Bacup, OL13 8PY

**£825 Per Month**  
Per Month

### 3, Plantation View, Bacup, OL13 8PY

\*\*\* NOW UNDER APPLICATION \*\*\* - 3 BEDROOM RENTAL HOME WITH MODERN NEUTRAL DECOR - 2 x 1st Floor Bedrooms + Attic Bedroom, Attractive Outlook Front & Rear, Front Forecourt Garden + Rear Patio Yard, Close To Open Countryside - ALL ENQUIRIES FOR RESERVE LIST ONLY THANK YOU



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>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

Plantation View, Weir is a 3 bedroom rental property with neutral decor throughout and lovely outlooks to both front and rear. Offering good room sizes, the property has 2 bedrooms to the 1st floor and a further attic bedroom. A front forecourt garden is joined by a rear patio to provide valuable outdoor space while internally, the property provides perfect family living accommodation.

Internally, the property briefly comprises: Entrance Vestibule, Lounge, Inner Hall, Breakfast Kitchen first floor Landing, Bedrooms 1& 2 and Attic Stairs up to Attic Bedroom 3. Located close to open countryside and with great access to peace and quiet, this is a must view rental property.

**Entrance Vestibule 3'11" x 3'5"**

**Lounge 15'0" x 14'5"**

**Breakfast Kitchen 14'11" x 9'4"**

**Inner Hall 2'8" x 2'6"**

**Landing 7'0" x 3'6" + 14'11" x 5'5" I shaped**

**Bedroom 1 14'10" x 11'6"**

**Bedroom 2 10'1" x 9'4"**

**Bathroom 9'4" x 4'5"**

**Attic Bedroom 3 15'7" x 13'4"**

**Front Forecourt**

**Rear Yard**

**Agents Notes Rental**

**Disclaimer**

