



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Western Court, Stacksteads
- 2 Bed Mid Bungalow
- Detached Garage
- Gardens Front & Rear
- New Kitchen / Shower Room / Carpets / Decor Throughout
- Available Now
- Bond & References Required


4, Western Court, Bacup, OL13 0SU

**£900 Per Month**  
Per Month

## 4, Western Court, Bacup, OL13 0SU

SUPERB 2 BED MID BUNGALOW WITH GOOD REAR VIEWS. RECENTLY RENOVATED WITH NEW KITCHEN / SHOWER ROOM. Excellent Condition & Neutral Decor Throughout. Front & Rear Garden. Garage. Available Now - CALL TODAY!!



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

Western Court Stacksteads is a 2 bedroom true mid bungalow (one of three) with good level access. Offering excellent rental accommodation, the property has superb views to the rear with gardens both front and rear. Set in a quiet residential cul-de-sac this property is now available - lovely neutral presentation throughout.

The property occupies a plot with a front and rear garden plus a separate garage set within the Cul-de-Sac.

Internally, the property briefly comprises: Entrance Porch, Lounge, Kitchen, Inner Hall, Bedroom 1 & 2 and Bathroom, while externally, there are good gardens to both front & rear and a single garage.

\* Lovely Cul-de-Sac \* Good, Accessible & Level Access \*Mid Bungalow \* Garage, Gardens Front & Rear \*Bond & References Required

**Porch**

**Lounge 15'6" x 9'11"**

**Kitchen 9'7" x 6'4"**

**Hall**

**Bedroom 1 11'4" x 9'8"**

**Bedroom 2 11'5" x 6'7"**

**Shower Room 5'7" x 6'4"**

**Front Garden**

**Rear Garden**

**Garage**

**Agents Notes Rental**

**Disclaimer**

