



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Gladstone Street, Bacup, Rossendale
- 2 Bedroom, Semi-Detached Home On Corner Plot
- Lovely Modern Presentation Throughout
- Ample Driveway Parking, Garden Areas To 3 Sides
- Great Modern Bathroom
- Amenities & Transport Links Nearby
- VIEWING HIGHLY RECOMMENDED
- Contact Us NOW To View - By Appointment Only

50, Gladstone Street, Bacup, OL13 9JN

**£140,000**

# 50, Gladstone Street, Bacup, OL13 9JN

\*\*\* NEW \*\*\* - 2 BEDROOM, SEMI-DETACHED, WELL-PRESENTED HOME WITH AMPLE OFF ROAD PARKING SPACE - Lovely Modern Presentation & Great Bathroom, Garden Space To 3 Sides, Good Corner Plot, Close To Transport Links & Local Amenities - VIEWING HIGHLY RECOMMENDED - Contact Us NOW To View!!!



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.

Gladstone Street, Bacup, Rossendale is a 2 bedroom semi-detached home with ample off road driveway parking and garden space to front, side and rear. Enjoying a good size corner plot, the property is conveniently located and well presented throughout. A lovely modern bathroom joins the modern neutral interiors to make a great property which would be a great first home or an ideal buy to let investment too, which is well situated for all local amenities. The good outdoor space and ample parking complete the picture here, with VIEWING HIGHLY RECOMMENDED.

Internally, this property briefly comprises: Entrance Hall open to Kitchen, Lounge, Under Stairs Store Room. Off the first floor Landing are Bedrooms 1 & 2 and the Shower Room. Externally, there is a generous area of Driveway Parking, plus a Front / Side Garden Area and a Rear Garden Area too.

Located within walking distance of the town centre with public transport also nearby, this property offers easy access to local amenities and is convenient for travel to surrounding towns including Rawtenstall, Burnley, Rochdale and beyond. Schools, shopping and healthcare facilities are all within reach, as is open countryside with walks, bridleways and cycle paths.

**Hall Open Plan into Kitchen 20'10" x 6'7"**

**Under Stairs Store Room**

**Lounge 18'1" x 9'9"**

**Landing**

**Bedroom 1 8'6" x 13'11"**

**Store**

**Bedroom 2 9'3" x 9'8"**

**Shower Room 6'10" x 5'3"**

**Front Driveway**

**Front / Side Garden Area**

**Rear Garden**

**Agents Notes**

**Disclaimer**

