



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Mark Street, Stacksteads, Rossendale
- 2 Bedroom Stone Mid-Terrace Home
- Well Presented Throughout
- Recent Wetroom and J&J Ormerod Kitchen
- Recently Replaced Central Heating Boiler
- Tanked Basement Room
- 2x Garage Plots & Rear Yard / Garden (See Details)
- VIEWING HIGHLY RECOMMENDED - Contact Us NOW To View

1, Mark Street, Bacup, OL13 0LL

**£155,000**

Offers In The Region Of

# 1, Mark Street, Bacup, OL13 0LL

**\*\*\* NEW \*\*\* - 2 BEDROOM NEXT-TO-END STONE TERRACE, WITH GREAT PRESENTATION THROUGHOUT - Good Size Living Space, Recent J&J Ormerod Kitchen, Recent Wetroom 1st floor Study Area, Spacious Accommodation, Rear Patio Yard, 2x Leased Garage Plots - VIEWING HIGHLY RECOMMENDED, Viewings Available NOW - Contact Us NOW To View!!!**



| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         | <b>91</b> |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   | <b>52</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.

Mark Street, Stacksteads, Rossendale is a 2 bedroom, next-to-end stone-built terrace property, offering spacious living accommodation together with a rear patio yard, further garden area and 2x leased garage plots too. Internally, the property is well-presented throughout and has a recent Wetroom and Kitchen (by J&J Ormerod). With the addition of a feature gas fire to the kitchen too, the property offers great living accommodation both inside and out, with those Garage Plots being a genuinely valuable addition too. The generous Lounge & Dining Kitchen provide good space for modern family living, while the tanked basement offers additional storage space too. VIEWING HERE IS HIGHLY RECOMMENDED and viewings are now available. Contact our office NOW to view.

Internally, the property briefly comprises: Entrance Vestibule, Hallway, Lounge, Kitchen / Dining Room, Under Stairs access down to Basement. Off the first floor Landing are Bedrooms 1 & 2, Study and recent Wet Room. Externally, to the rear of the property is the Rear Patio Yard and further garden area, (see room details), adding valuable outdoor space. The property also has the additional benefit of 2x Garage Plots leased from RBC at £200 per year.

Situated away from the main road, the property is in a comparatively quiet location, with easy access to Waterfoot Village Centre nearby. Local amenities in Stacksteads are close by, while further comprehensive facilities are available throughout Rossendale as a whole.

## Vestibule

## Hall

## Lounge 6'11" x 11'1"

## Kitchen/Breakfast Room 10'7" x 15'7"

## Basement 16'5" x 5'0"

## Landing

## Bedroom 1 11'7" x 15'9"

## Bedroom 2 10'2" x 8'4"

## Study 5'8" x 6'3"

## Wet Room 11'11" x 7'1"

## Rear Yard

## Further Garden Area

## 2 x Garage Plots

## Agents Notes

## Disclaimer

