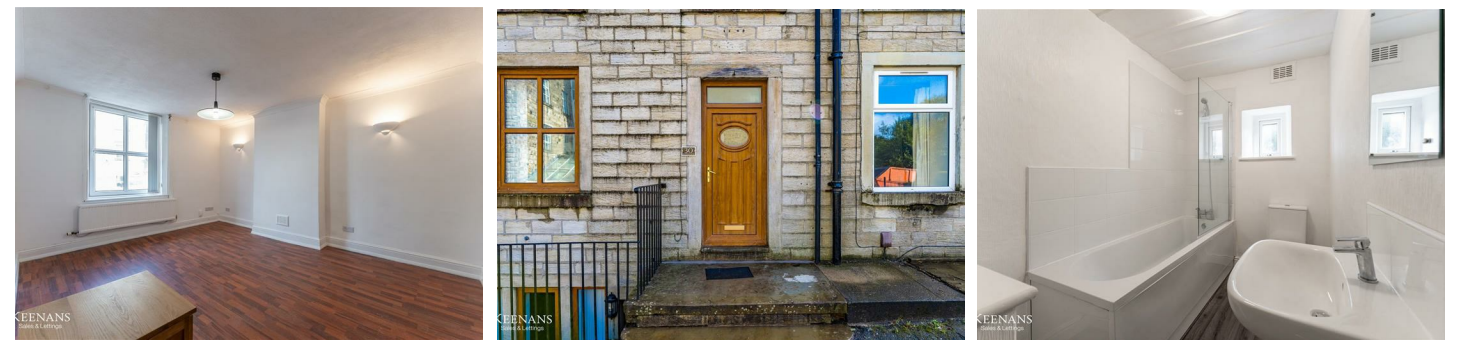




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Rochdale Road, Bacup, OL13 9NW

£950

A LOVELY FIVE-BED HOME TO RENT

Keenans Welcome to the rental market this stunning 5-bedroom house located on Rochdale Road in Bacup! This amazing property boasts not just one, but two kitchen spaces, perfect for those who love to cook or entertain. With one reception room and 2 bathrooms, this house offers ample space for a growing family to enjoy.

Situated in a convenient location, this property provides easy access to local amenities and schools, making it an ideal choice for a family looking to settle down. The parking to the rear of the house adds to the convenience of this already fantastic home.

If you are in search of a spacious and well-equipped home that is ready to welcome a new family, then look no further! Don't miss out on the opportunity contact us today to arrange a viewing and take the first step towards making this house your new rental home!

# Rochdale Road, Bacup, OL13 9NW

£950

 5  2  1  C

- Mid Terrace Property
- Two Fitted Kitchens
- Spacious Interiors Throughout
- Parking to Rear

- Five Bedrooms
- Spread Across Three Floors
- EPC Rating C

- Two Bathrooms
- Close Proximity to Local Amenities
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

4'7 x 4'0 (1.40m x 1.22m)

UPVC double glazed frosted front door and door to hall.

### Hall

11'5 x 4'7 (3.48m x 1.40m)

Central heating radiator, coving, smoke detector, doors leading to reception room and kitchen/dining area.

### Reception Room

15'9 x 11'10 (4.80m x 3.61m)

UPVC double glazed window, central heating radiator, coving, two feature wall lights, television point and wood effect laminate flooring.

### Main Kitchen/Dining Area

15'5 x 13'6 (4.70m x 4.11m )

UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops, composite sink and drainer with high spout mixer tap, integrated oven with four ring gas hob, integrated fridge freezer, plumbing for washing machine, integrated breakfast bar, tiled effect lino flooring, door to understairs storage and door to rear hall.

### Rear Hall

9'1 x 4'3 (2.77m x 1.30m )

UPVC door to rear and stairs to first floor.

## First Floor

### Landing

14'0 x 2'7 (4.27m x 0.79m)

Central heating radiator, smoke detector, doors leading to three bedrooms, bathroom, storage cupboard and stairs to second floor.

### Bedroom One

12'7 x 10'4 (3.84m x 3.15m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

15'8 x 8'4 (4.78m x 2.54m )

UPVC double glazed window and central heating radiator.

### Bedroom Three

12'10 x 9'10 (3.91m x 3.00m)

UPVC double glazed window and central heating radiator.

## Bathroom

10'5 x 6'0 (3.18m x 1.83m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, tiled splashback, dual flush WC, panel bath with mixer tap and overhead direct feed shower, part tiled elevations and wood effect laminate flooring.

## Second Floor

### Landing

17'9 x 5'10 (5.41m x 1.78m)

Central heating radiator, smoke detector, loft access, doors leading to kitchen, two bedrooms and shower room.

### Kitchen

12'6 x 5'10 (3.81m x 1.78m)

Range of wall and base units with laminate worktops, tiled upstands, stainless steel one and a half bowl sink and drainer with mixer tap and lino flooring.

### Bedroom Four

16'9 x 12'9 (5.11m x 3.89m)

Two UPVC double glazed windows, central heating radiator, exposed beam and door to storage.

### Bedroom Five

16'9 x 13'1 (5.11m x 3.99m )

UPVC double glazed window, central heating radiator, wood effect laminate flooring and door to storage.

### Rear

Paved steps and gate to shared access road and parking.

### Shower Room

5'9 x 5'3 (1.75m x 1.60m )

Extractor fan, vanity top wash basin with mixer tap, tiled splashback, dual flush WC, direct feed shower enclosed, part tiled elevations and tiled effect lino flooring.

### External



Tel: 01282507250

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