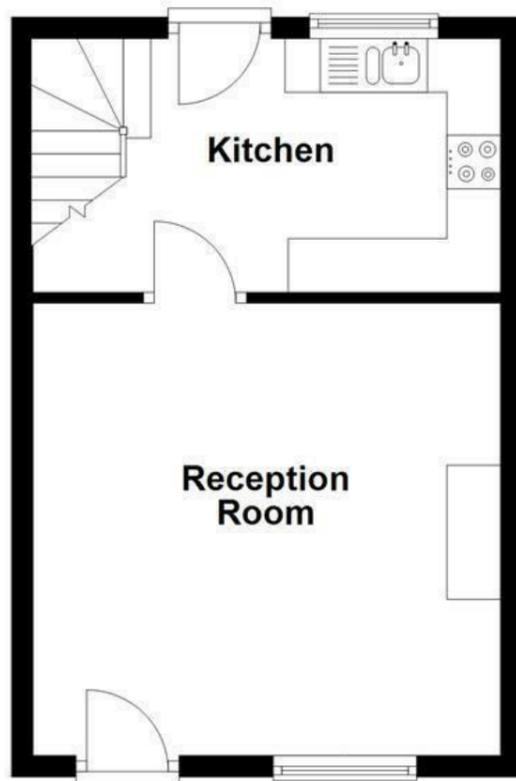


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	80
(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.

## Shepherd Street, Bacup, OL13 8BH

£750

EXCEPTIONAL MID TERRACE HOME

Situated in the charming area of Shepherd Street, Bacup, this exceptional mid-terrace property is now available for rent. This delightful home features two well-proportioned bedrooms, making it ideal for small families or professionals seeking a comfortable living space. The property boasts a modern fitted kitchen, perfect for those who enjoy cooking and entertaining.

The interior is tastefully decorated in neutral tones, providing a fresh and inviting atmosphere throughout. The spacious reception room offers a welcoming area to relax and unwind, while the three-piece bathroom suite adds convenience and style to your daily routine.

With its prime location, this property is well-connected to local amenities and transport links, ensuring that everything you need is within easy reach. This mid-terrace house presents a wonderful opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this lovely property your new home.

# Shepherd Street, Bacup, OL13 8BH

£750

 2  1  1  C

- Exceptional Mid Terrace Property
- Fitted Kitchen
- On Street Parking
- Two Bedrooms
- Neutral Decoration Throughout
- Council Tax Band A
- Three Piece Bathroom Suite
- Low Maintenance Externals
- EPC Rating C

## Ground Floor

### Reception Room

14'4 x 13'10 (4.37m x 4.22m)

### Kitchen

14'3 x 7'9 (4.34m x 2.36m)

## First Floor

### Landing

10'2 x 3'11 (3.10m x 1.19m)

### Bedroom One

11'2 x 9'8 (3.40m x 2.95m)

### Bedroom Two

11'11 x 8'10 (3.63m x 2.69m)

### Bathroom

8'5 x 5'2 (2.57m x 1.57m )



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