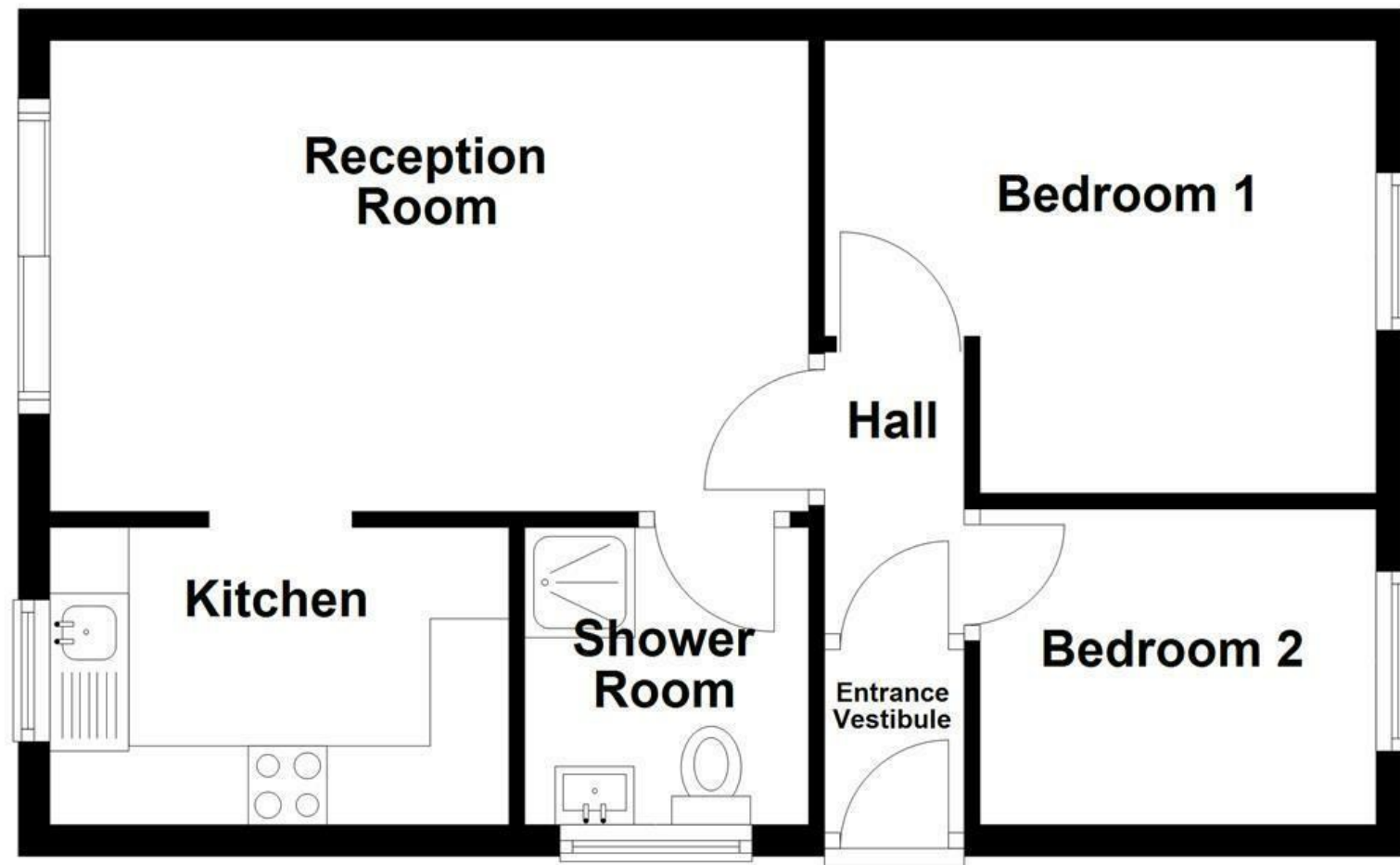


Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(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.



Western Court, Bacup, OL13 0SU £900

ENVIABLE TWO BEDROOM SEMI DETACHED TRUE BUNGALOW

Welcome to Western Court, Bacup. This delightful property has recently entered the rental market and offers a perfect blend of comfort and convenience.

As you step inside, you will be greeted by a spacious lounge that provides an inviting atmosphere, ideal for relaxation or entertaining guests. The modern kitchen is well-equipped, making meal preparation a pleasure. The bungalow features two generously sized bedrooms, providing ample space for rest and personal belongings.

The property also boasts a contemporary shower room, designed for both style and functionality. Outside, you will find low-maintenance gardens at both the front and rear, allowing you to enjoy the outdoors without the burden of extensive upkeep. Additionally, the garage and driveway offer parking for multiple vehicles, ensuring that you and your guests have convenient access.

This bungalow is perfect for those seeking a comfortable and practical living space in a peaceful setting. With its modern amenities and thoughtful design, it presents an excellent opportunity for anyone looking to make a new home in Bacup. Don't miss the chance to view this lovely property; it may just be the perfect fit for you.

Western Court, Bacup, OL13 0SU

£900

 2  1  1  E

- An Impressive True Bungalow
 - Sought After Location
 - Off Road Parking
 - Recently Refurbed
- Two Bedrooms
 - Added Garage
 - EPC Rating E
- Modern Fixtures And Fittings
 - Low Maintenance Gardens
 - Council Tax Band A

Ground Floor

Entrance
UPVC double glazed frosted door to the vestibule.

Entrance Vestibule
3'8 x 2'11 (1.12m x 0.89m)
Central heating radiator, door to the hallway.

Hallway
5'9 x 3'4 (1.75m x 1.02m)
Loft access, spotlights, doors to the reception room, two bedrooms and shower room.

Reception Room
15'4 x 9'11 (4.67m x 3.02m)
Central heating radiator, television point, UPVC double glazed French doors to the rear, open to the kitchen.

Kitchen
9'7 x 6'4 (2.92m x 1.93m)
UPVC double glazed window, chrome heated towel rail, a range of matte wall and base units, wood effect surface, tiled splash backs, composite sink and drainer with mixer tap, integrated four ring induction hob and extractor hood, integrated boiler, space for fridge freezer, plumbing for a washing machine, wood effect herringbone style lino flooring.

Bedroom One
11'6 x 9'9 (3.51m x 2.97m)
UPVC double glazed window, central heating radiator.

Bedroom Two
8'3 x 6'4 (2.51m x 1.93m)
UPVC double glazed window, central heating radiator.

Shower Room
6'2 x 5'11 (1.88m x 1.80m)
UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a direct feed rainfall shower enclosure with rinse head, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, tiled flooring.

External

Front
Garden with stone paving, bedding, driveway and access to the garage.

Rear
Enclosed garden with paving and bedding.



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