



| Energy Efficiency Rating | | |
|---|-----------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 58 | |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Dale Street, Bacup, OL13 8AP

£750

AN IMMACULATE TWO BEDROOM HOME

This spacious two bedroom home is being proudly welcomed to the market in Bacup, boasting a modern fitted kitchen, a good sized living room, three good sized bedrooms, a good sized attic room, a three piece shower room, and an enclosed rear yard. Situated conveniently close for accessing well regarded schools, is close to local amenities, nearby bus routes and has great connections to major commuter routes.

The property comprises briefly; A welcoming entrance to the living room which houses a staircase to the first floor and door to the kitchen. The kitchen is fitted with contemporary units and has doors providing access to the cellar and to the rear of the property. To the first floor, there is a landing with doors to two bedrooms and a three piece shower room. Externally, to the rear of the property there is an enclosed shared access yard.

Viewings can be arranged by calling our lettings team, at your earliest convenience.

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 2  1  1  D

Ground Floor

Reception Room

14'9 x 14'9 (4.50m x 4.50m)
UPVC double glazed front entrance door, UPVC double glazed window, central heating radiator, stairs to the first floor and door to the kitchen.

Kitchen

9'5 x 8'5 (2.87m x 2.57m)
UPVC double glazed window, central heating radiator, range of high gloss wall and base units with wood effect surfaces, stainless steel sink with drainer and mixer tap, Lamona oven with four ring gas hob, extractor hood, space for fridge freezer, plumbing for washing machine, smoke alarm, wood effect flooring, door to the cellar and UPVC double glazed door to the rear.

First Floor

Landing

14'7 x 5' (4.45m x 1.52m)
Loft access, smoke alarm and doors to two bedrooms and shower room.

Bedroom One

14'10 x 9'2 (4.52m x 2.79m)
Two UPVC double glazed windows, central heating radiator and television point.

Bedroom Two

9'4 x 8'8 (2.84m x 2.64m)
UPVC double glazed window, central heating radiator and combination boiler.

Shower Room

9'3 x 5'3 (2.82m x 1.60m)
Central heating radiator, dual flush WC, pedestal wash basin, direct feed shower unit, part PVC panelled elevations, extractor fan, spotlights and wood effect flooring.

External

Rear

Shared yard.

