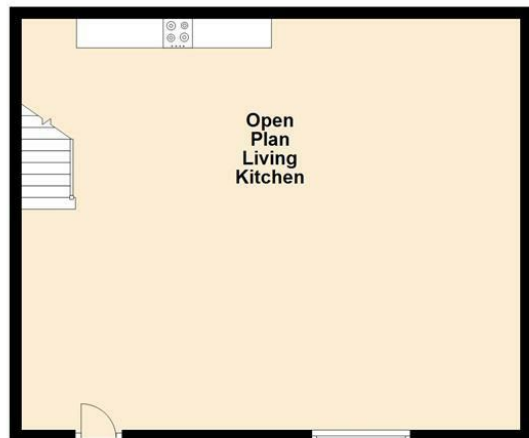


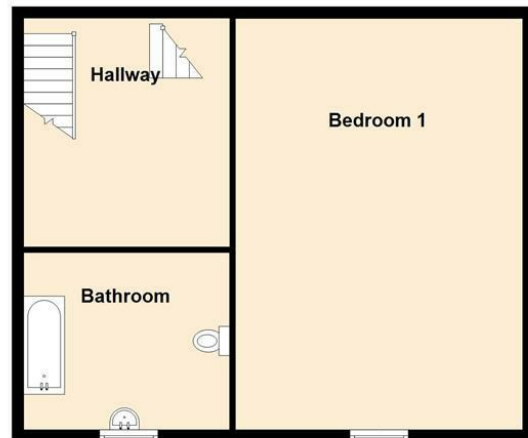
Ground Floor

Approx. 60.2 sq. metres (647.8 sq. feet)



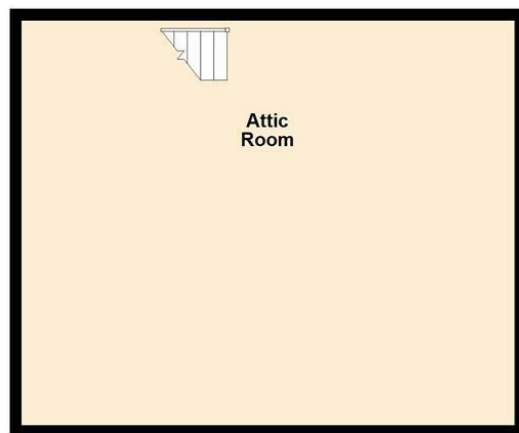
First Floor

Approx. 60.2 sq. metres (647.8 sq. feet)



Second Floor

Approx. 58.5 sq. metres (629.3 sq. feet)



Total area: approx. 178.8 sq. metres (1925.0 sq. feet)

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	56	88
(81-91) B		
(69-80) C		
(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.

Rockcliffe Road, Bacup, OL13 9QG

£695

TWO BEDROOM HOME FOR RENT IN BACUP

We are delighted to introduce to the rental market this bright home. Situated in Bacup which isn't far from the town centre, is close to well regarded schools, near local amenities and is close to accessing commuter links. A perfect home for a couple or a small family. The property is filled with bright interiors, has a good sized bedroom as well as a spacious attic room, an open plan living room and modern fitted kitchen and a three piece bathroom suite.

The property comprises briefly; A welcoming entrance to the open plan living room and kitchen which has stairs leading to the first floor and a door providing access cellar. To the first floor there is a landing, with stairs leading to the second floor and doors providing access to a bedroom and a three piece bathroom suite. To the second floor there is a spacious attic room.

Externally, to the front of the property there is an enclosed paved courtyard with steps upon entrance.

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

Rockcliffe Road, Bacup, OL13 9QG

£695

 2  1  1  D

- TWO BEDROOMS
- MODERN FEATURES
- CLOSE TO LOCAL AMENITIES
- OPEN LIVING SPACE
- NEAR BY PUBLIC TRANSPORT ROUTES
- COUNCIL TAX BAND A
- THREE PIECE BATHROOM
- ON STREET PARKING
- EPC RATING D

Entrance

UPVC front door to living room and kitchen.

Reception Room / Kitchen

17'07 x 14'08 (5.36m x 4.47m)

Two UPVC double glazed window, two central heating radiators, laminate wall and base units and laminate worktops stainless steel sink and drain and mixer tap, space for fridge freezer, Logik oven, four ring electric hob, plumbing for washing machine and dryer, part tiled elevations, wood flooring, electric fire with stone chimney breast, stairs to first floor, door hatch in floor to cellar, part tiled floor, exposed stone wall, spotlights, smoke alarm, television point.

Landing

9'03 x 8'07 (2.82m x 2.62m)

Stairs to first floor, spotlights, smoke alarm, doors to one bedroom and bathroom.

Bedroom One

15'00 x 9'04 (4.57m x 2.84m)

UPVC double glazed window, central heating radiator, door to boiler cupboard.

Bathroom

7'04 x 6'11 (2.24m x 2.11m)

UPVC double glazed window, central heating radiator, three piece, double frost WC, pedestal wash basin and mixer tap, double bath and mixer tap with over head electric feed shower, part tiled elevations, tiled flooring, exposed fan, spotlights, stairs to attic.

Attic

17'00 x 14'05 (5.18m x 4.39m)

Two Velux, spotlights, central heating radiator, television point, exposed stone wall.

External

Front

Enclosed court yard, steps upon entrance

