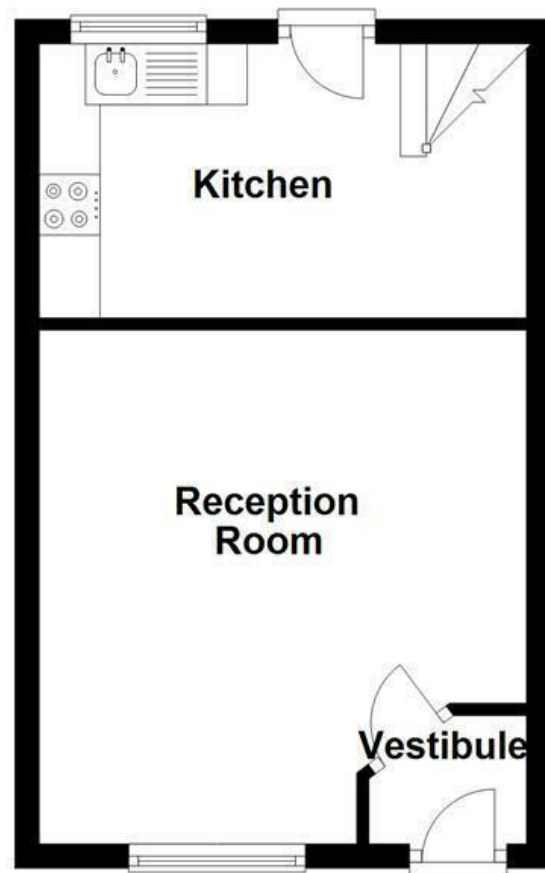



Ground Floor



First Floor



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	53	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 firms employment has the authority to make or give any representation or warranty in respect of the property.



## Rose Bank Street, Bacup, OL13 8AN

### £695

A FANTASTIC INVESTMENT OPPORTUNITY

With spacious rooms, neutral decoration and no chain delay, this impressive two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Bacup. A stones throw away from the thriving town centre, fully renovated thought, conveniently close to bus routes, local schools and amenities, as well as network links to Rossendale, Burnley, Rochdale and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room then guides you on to a kitchen which houses a staircase to the first floor and leads out to the rear. The first floor comprises of doors on to two bedrooms and a three-piece bathroom suite. Externally there is an enclosed yard to the rear with two outbuildings, once of which houses a WC.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience.

# Rose Bank Street, Bacup, OL13 8AN

## £695

 **2**  **1**  **1**  **E**

- Tenure Leasehold
  - On Street Parking
  - Viewing Essential
  - Easy Access To Local Amenities
- Council Tax Band A
  - Two Bedroom Mid Terraced Property
  - Enclosed Rear Yard With Two Outbuildings
- EPC Rating E
  - Ideal Rental Investment Or First Time Home
  - Close Proximity To Major Network Links

### Ground Floor

#### Entrance

Via a hard wood single glazed frosted door to vestibule.

#### Vestibule

4'3 x 3'6 (1.30m x 1.07m)

Picture rail, tiled floor, hard wood single glazed frosted door to reception room.

#### Reception Room

13'10 x 13'2 (4.22m x 4.01m)

hard wood double glazed leaded window, central heating radiator, gas fire with granite effect hearth and surround, picture rail, television point, wood effect laminate floor and door to kitchen.

#### Kitchen

13'2 x 7'5 (4.01m x 2.26m)

Hard wood double glazed leaded window, central heating radiator, smoke alarm, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric Lamona oven with four ring gas hob and extractor hood, plumbed for washing machine, under stairs storage, tiled floor, UPVC double glazed frosted door to rear and stairs to first floor.

### First Floor

#### Landing

6'7 x 2'6 (2.01m x 0.76m)

Smoke alarm, doors to two bedrooms and bathroom.

#### Bedroom One

13'2 x 12'1 (4.01m x 3.68m)

UPVC double glazed window, central heating radiator and picture rail.

#### Bedroom Two

9'3 x 6'4 (2.82m x 1.93m)

UPVC double glazed window, central heating radiator and store cupboard.

#### Bathroom

6'4 x 4'11 (1.93m x 1.50m)

UPVC double glazed frosted window, central heating radiator, three piece suite, wood panel bath with electric feed shower, dual flush WC, pedestal wash basin, tiled elevation integrated linen cupboard and wood effect lino floor.

### External

#### Rear

Enclosed yard with two outbuildings.



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