



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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.

Rose Street, Bacup, OL13 8AR

£110,000

A CHARMING TWO BEDROOM TERRACED HOME WITH BEAUTIFUL VIEWS AND EXCELLENT POTENTIAL

Positioned along Rose Street in Bacup, this charming two-bedroom terraced residence presents an exciting opportunity for first-time buyers, investors and those seeking to downsize. Offering well-proportioned accommodation, attractive outdoor space and considerable scope for personalisation, the property provides an appealing foundation from which to create a stylish and comfortable home.

At the heart of the property lies an inviting open-plan living space, perfectly suited to both everyday living and entertaining. The versatile layout offers the potential to create a welcoming environment tailored to individual tastes, while maintaining a practical and sociable atmosphere. Upstairs, two generously proportioned bedrooms provide comfortable accommodation, offering flexibility for a variety of lifestyle requirements.

A particularly appealing feature of this home is its enviable position, enjoying beautiful views and an open outlook to the front, with no directly overlooking properties. Complementing this attractive setting is a garden to the side, providing valuable outdoor space with the potential to create a delightful area for relaxation, outdoor dining or gardening.

The property also presents an excellent opportunity for purchasers to introduce their own design preferences and contemporary enhancements, creating a home that truly reflects their vision. Situated within the established community of Bacup, the property benefits from convenient access to local amenities, independent shops and the picturesque countryside of the Rossendale Valley.

Combining comfortable accommodation, scenic surroundings, a desirable degree of privacy and exciting potential for improvement, this appealing residence represents a wonderful opportunity to establish a home in an attractive and convenient setting.

Rose Street, Bacup, OL13 8AR

£110,000

2 1 2 D

- Charming Two Bedroom Terraced Property
- Not Overlooked From The Front Offering Added Privacy
- On Street Parking
- Council Tax Band A
- Spacious Open Plan Living Accommodation
- Attractive Side Garden With Excellent Potential
- EPC Rating D
- Beautiful Views With An Open Outlook To The Front
- Ideal For First Time Buyers, Investors Or Those Looking To Downsize
- Tenure Leasehold

Ground Floor

Entrance Vestibule

3'5 x 2'7 (1.04m x 0.79m)

Reception Room One

12'2 x 9'8 (3.71m x 2.95m)

Reception Room Two

14'2 x 14'2 (4.32m x 4.32m)

Kitchen

8'3 x 7'7 (2.51m x 2.31m)

First Floor

Landing

8'7 x 4'7 (2.62m x 1.40m)

Bedroom One

15'6 x 12'9 (4.72m x 3.89m)

Bathroom

8'3 x 7'7 (2.44m'0.91m x 2.13m'2.13m)

External

Rear

Enclosed paved yard.

