



New Line, Bacup, OL13 9RU

£160,000

THE PERFECT FAMILY HOME

Nestled in the desirable area of New Line, Bacup, this exceptional end terraced house presents a wonderful opportunity for families seeking a spacious and inviting home. Boasting three generously sized bedrooms, this property offers ample room for both relaxation and privacy. The two living areas provide versatile spaces for family gatherings or quiet evenings, while the open plan kitchen and living space creates a warm and welcoming atmosphere, perfect for entertaining.

The property features a well-appointed Jack and Jill bathroom accessible from the main bedroom, ensuring convenience for all. The neutral decoration throughout allows for easy personalisation, making it simple for you to add your own touch. Additionally, the ground floor includes a practical utility area, enhancing the functionality of the home.

Outside, the generously sized yard offers a delightful space for children to play or for hosting summer barbecues with friends and family. This property is truly ready to move straight into, making it an ideal choice for those looking to settle down without the hassle of renovations.

Situated in a sought-after location, this home is not only a fantastic living space but also a wise investment in a thriving community. With its combination of space, comfort, and

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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- An Exquisite End Terraced Property With Three Generously Sized Bedrooms
 - Beautifully Presented
 - Off Road Parking
 - Tenure Leasehold
- Four Piece Bathroom Suite
 - Two Living Areas
 - Council Tax Band A
- Sought After Location
 - Open Plan Kitchen
 - EPC Rating D

Ground Floor

Hallway
7'10 x 3'5 (2.39m x 1.04m)

Reception Room
15'9 x 13'10 (4.80m x 4.22m)
Two UPVC double glazed windows, gas fire with decorative surround.

Dining Room
15'9 x 12'11 (4.80m x 3.94m)
Electric fire with decorative surround.

Kitchen
8'11 x 7'11 (2.72m x 2.41m)

Utility Room
6'11 x 6'6 (2.11m x 1.98m)

First Floor

Landing
15'11 x 10 (4.85m x 3.05m)

Bedroom One
13'11 x 10'2 (4.24m x 3.10m)

Bedroom Two
12'3 x 7'10 (3.73m x 2.39m)

Bedroom Three
12'2 x 8'4 (3.71m x 2.54m)

Jack And Jill Bathroom
13'11 x 5'4 (4.24m x 1.63m)
Four piece bathroom suite.



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