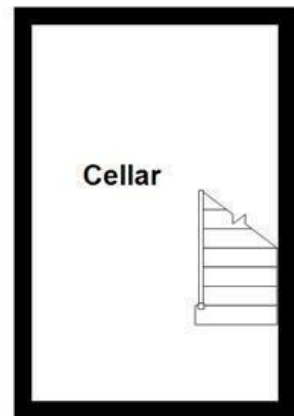
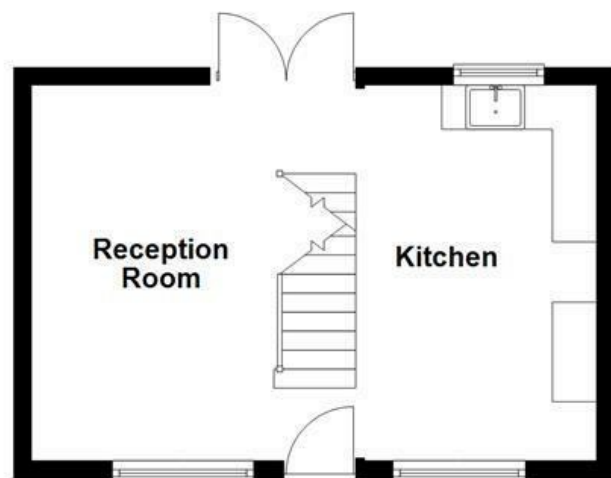


Lower Ground Floor



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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.



Beech Street, Bacup, OL13 9DR

£129,950

STUNNING TWO BEDROOM PROPERTY IN THE HEART OF BACUP

Nestled on the charming Beech Street in Bacup, this delightful two-bedroom house offers a perfect blend of comfort and convenience. As you step inside, you will be greeted by an inviting open-plan living area that creates a warm and welcoming atmosphere, ideal for both relaxation and entertaining. The layout maximises space, allowing for a seamless flow between the living and dining areas.

One of the standout features of this property is the spacious cellar, providing ample storage options or the potential for conversion into a unique living space, depending on your needs. The cosy bedrooms are well-proportioned, ensuring a restful retreat at the end of the day.

Situated in close proximity to local amenities, this home is perfectly positioned for easy access to shops, schools, and recreational facilities, making it an excellent choice for families and professionals alike. The surrounding area boasts a friendly community vibe, enhancing the appeal of this lovely residence.

In summary, this house on Beech Street is not just a place to live; it is a home that offers comfort, space, and a convenient lifestyle. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs and exceed your expectations. Don't miss the opportunity to make this charming house your new home.

Beech Street, Bacup, OL13 9DR
£129,950

 2  1  1  E

- End Terraced Property
 - Three Piece Bathroom
 - On Street Parking
 - EPC Rating: E
- Two Bedrooms
 - Spacious Cellar Room
 - Leasehold
- Open Plan Living
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Entrance
UPVC double glazed frosted leaded door to open plan reception room and kitchen.

Reception Room
13'10 x 9'7 (4.22m x 2.92m)
UPVC double glazed part leaded window, central heating radiator, coving, log burner effect gas fire, granite effect hearth, stairs to first floor, hatch access for stairs to lower ground floor and UPVC double glazed frosted French doors to rear.

Kitchen
13'10 x 7'8 (4.22m x 2.34m)
Two UPVC double glazed window, coving, wall and base units, granite worktops, space for range cooker, inset stainless steel sink with mixer tap and draining ridges, integrated washing machine, space for fridge freezer, part tiled elevation and tiled floor.

Lower Ground Floor

Cellar
13'10 x 9'2 (4.22m x 2.79m)
Central heating radiator, spotlights, meter cupboard and wood effect laminate flooring.

First Floor

Landing
5'7 x 3'10 (1.70m x 1.17m)
UPVC double glazed window, loft access, smoke alarm and doors to two bedrooms and bathroom.

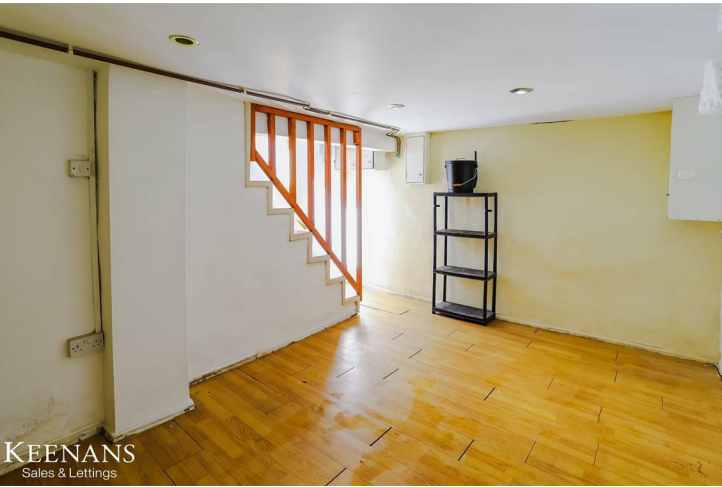
Bedroom One
13'11 x 9'8 (4.24m x 2.95m)
UPVC double glazed window, central heating radiator, coving, ceiling fan and fitted wardrobes.

Bedroom Two
9'6 x 8'11 (2.90m x 2.72m)
UPVC double glazed part leaded window, central heating radiator, ceiling fan and over stairs storage.

Bathroom
6'4 x 6' (1.93m x 1.83m)
UPVC double glazed frosted window, central heated towel rail, coving, low flush WC, pedestal wash basin with traditional taps, P shaped bath with air jets, traditional taps and rinse head over and tiled elevation.

External

Rear
Enclosed paved yard with gate access to side.



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