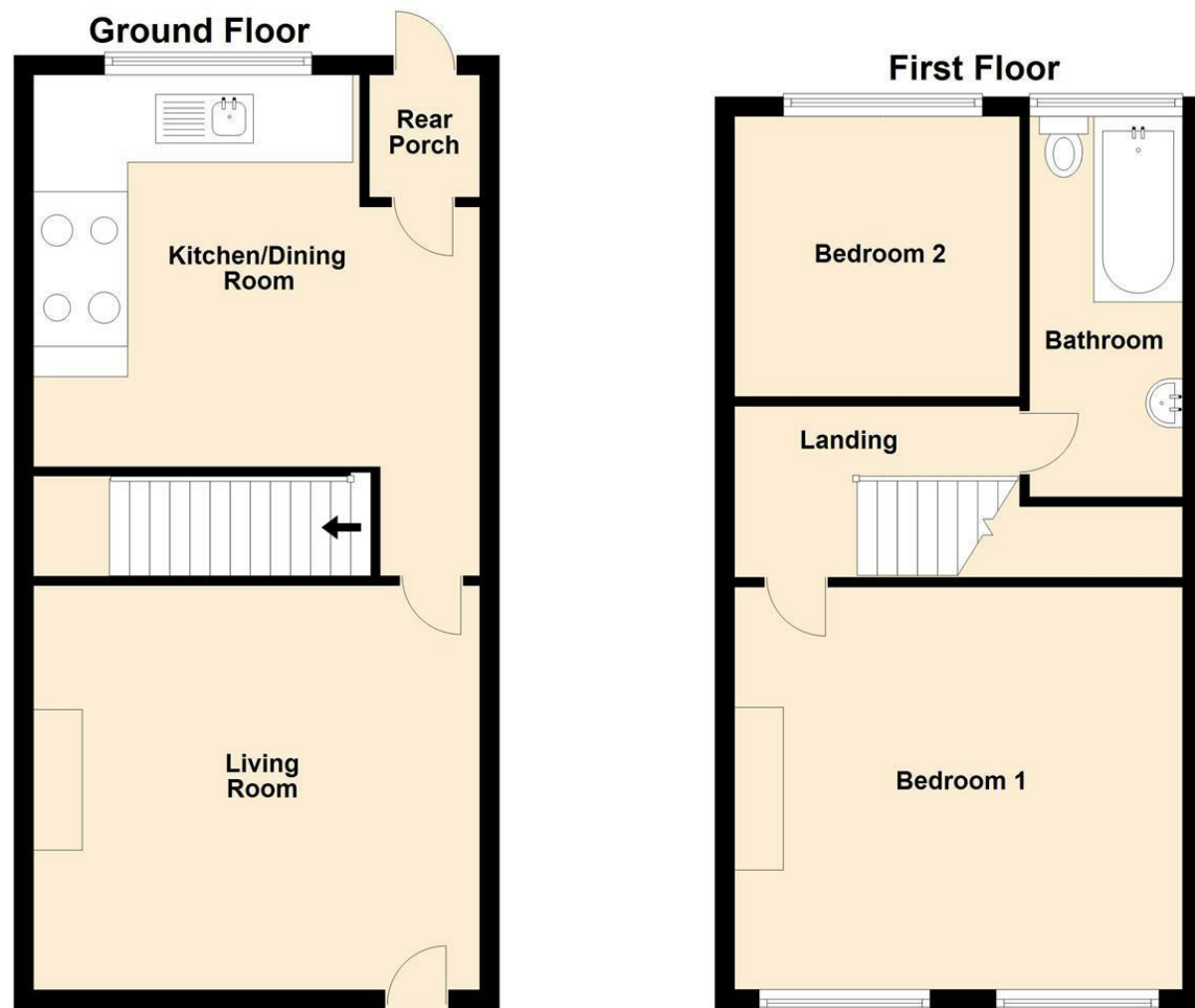




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Myrtle Cottages, Bacup, OL13 9JU

£89,950

FANTASTIC FIRST HOME OR INVESTMENT OPPORTUNITY

This spacious two bedroom property is being proudly welcomed to the market in Bacup. The perfect first-time buy or investment opportunity, the property boasts a spacious fitted kitchen and good sized living room, three piece suite bathroom and a wrap around garden space. Situated conveniently close for accessing well regarded schools, local amenities, bus routes and commuter routes.

The property comprises briefly; entrance through to the living room which has a door providing access to the inner hall. The inner hallway has stairs leading to the first floor and a door providing access to the kitchen. The kitchen has doors leading to the cellar and rear porch. The rear porch has a door that leads to the rear garden. To the first floor there is a landing with doors providing access to two bedrooms and a bathroom.

Externally, to the front of the property there is an enclosed paved garden. To the rear of the property there is a paved yard with a gate leading to a laid to lawn garden area and another gate to a shared access road.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	51	
(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.

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£89,950

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

- Stone Built Semi Detached Home
 - Stylish Fitted Kitchen-Diner
 - Popular Location
 - EPC Rating Is E
- Two Double Bedrooms
 - Modern Bathroom
 - Side Garden And Enclosed yard
- Well Presented Throughout
 - Fresh Elegant Decoration
 - Viewing Encouraged

Ground Floor

Entrance

UPVC double glazed door to the reception room.

Reception Room

15' x 13'10 (4.57m x 4.22m)

UPVC double glazed window, central heating radiator, coving to the ceiling, television point and open fire with wooden mantle and door to the inner hallway.

Inner Hallway

10'10 x 2'6 (3.30m x 0.76m)

Stairs to the first floor with door to the kitchen-diner.

Kitchen-Diner

16'1 x 13'2 (4.90m x 4.01m)

Two UPVC double glazed windows, central heating radiator, wood wall and base units and quartz work tops, stainless steel one and a half bowl sink, drainer and mixer tap, oven and gas hob, extractor hood, space for fridge freezer, plumbing for washing machine and dishwasher, Worcester boiler, electric meter, fuse box, parquet flooring and door to the rear porch and stairs to the cellar.

Rear Porch

4'1 x 3'10 (1.24m x 1.17m)

UPVC double glazed door to the rear garden and laminate flooring.

Cellar

For storage.

First Floor

Landing

9'6 x 5'9 (2.90m x 1.75m)

UPVC double glazed windows, loft access to a converted loft space and doors to two bedrooms and the bathroom.

Bedroom One

15' x 13'10 (4.57m x 4.22m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Two

9'10 x 9'5 (3.00m x 2.87m)

UPVC double glazed window, central heating heating, coving to the ceiling and ceiling rose, dado rail and wood effect flooring.

Bathroom

18'2 x 5' (5.54m x 1.52m)

UPVC double glazed window, central heating radiator, pedestal wash basin with mixer tap, panel bath with mixer tap, tiled elevations, coving to the ceiling and tiled flooring.

External

Front

Enclosed front garden with stone paved courtyard.

Rear

Enclosed stone paved yard with gate to the side garden with laid to lawn area and planted mature shrubs and gate to the side access road.



Tel: 01706215618

www.keenans-estateagents.co.uk