



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(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.

Rochdale Road, Bacup, OL13 9NS

£160,000

AN ENVIABLE END COTTAGE ON AN IMPRESSIVE PLOT

With outstanding garden space, added detached garage and off road parking, this enviable two bedroom end cottage property is being proudly welcomed to the market in the desirable location of Bacup. With added conservatory and having been well maintained and presented throughout, this property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to us routes, local schools and amenities, as well as network links to Rochdale, Rossendale, Burnley and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room leads on to a kitchen which then guides you on to a conservatory. The first floor comprises of doors on to two bedrooms and bathroom. Externally there is an enclosed garden to the rear with laid to lawn, paving, bedding, off road parking and access to the detached garage.

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

Rochdale Road, Bacup, OL13 9NS

£160,000

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

- End Terraced Property
 - Fitted Kitchen
 - Enclosed Rear Yard And Garden Area
 - EPC Rating: E
- Two Bedrooms
 - Three Piece Bathroom
 - Freehold
- One Reception Room
 - Off Road Parking And Garage
 - Council Tax Band: A

Ground Floor

Hall

3'8 x 3'3 (1.12m x 0.99m)

Composite double glazed frosted entrance door, central heating radiator, meter cupboard, stairs to first floor and door to reception room.

Reception Room

14'7 x 11'9 (4.45m x 3.58m)

UPVC double glazed window, central heating radiator, smoke alarm, gas fire, granite hearth and surround, TV point and hardwood single glazed frosted door to kitchen.

Kitchen

14'8 x 9'2 (4.47m x 2.79m)

UPVC double glazed window, plinth heater, wood effect wall and base units, granite effect worktops, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, integrated electric double oven, four burner gas hob, extractor hood, space for American style fridge freezer, integrated dishwasher, breakfast bar, tile effect lino, flooring and stable door to conservatory.

Conservatory

8'5 x 6'2 (2.57m x 1.88m)

UPVC double glazed windows, central heating radiator, polycarbonate roof, tiled floor and two UPVC double glazed doors to rear.

First Floor

Landing

5'6 x 2'8 (1.68m x 0.81m)

Loft access, extractor fan and doors to two bedrooms and bathroom.

Bedroom One

14'8 x 12' (4.47m x 3.66m)

UPVC double glazed window, central heating radiator, extractor fan and fitted wardrobes,

Bedroom Two

9'3 x 9'3 (2.82m x 2.82m)

UPVC double glazed window, central heating radiator and spotlights.

Bathroom

6'9 x 6'1 (2.06m x 1.85m)

UPVC double glazed frosted window, chrome heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, cornel panel bath with mixer tap and direct feed shower over and tiled elevations.

External

Front

Courtyard

Rear

Paved yard with access to laid to lawn garden and detached garage and off road parking.



Tel: 01706215618

www.keenans-estateagents.co.uk