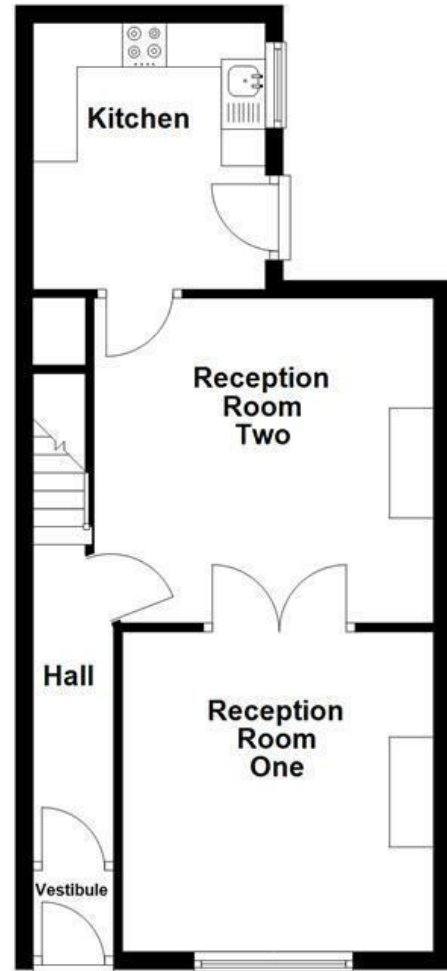
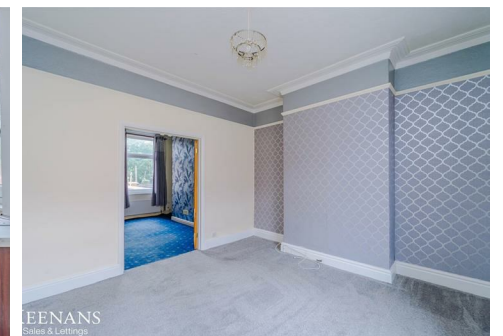
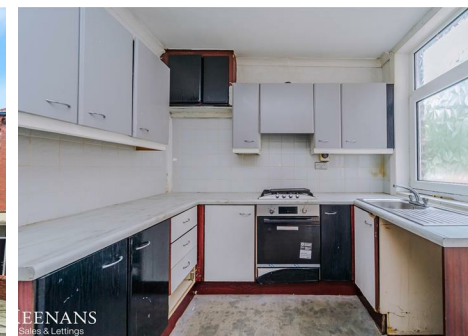
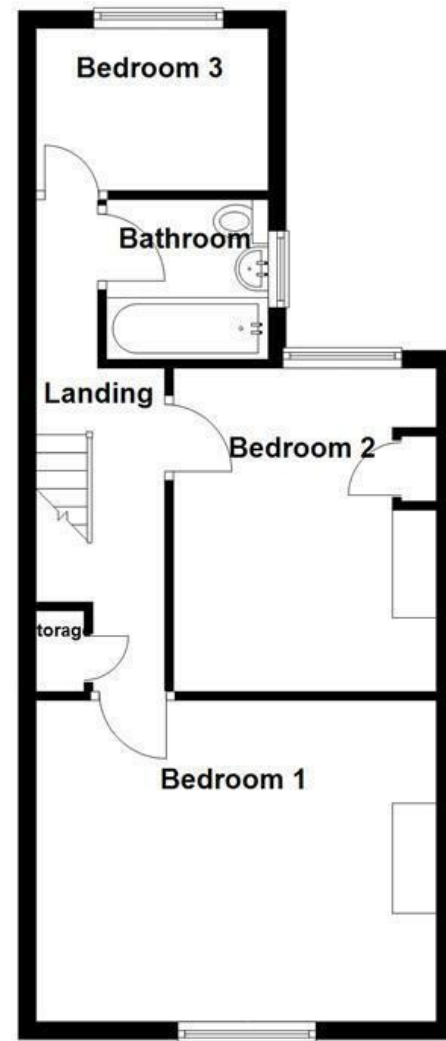


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

## Ribble Street, Bacup, OL13 9RH

### £120,000

THREE BEDROOM MID TERRACE PROPERTY BURSTING WITH POTENTIAL

Located on Ribble Street in the charming town of Bacup, this delightful three-bedroom mid-terrace house presents an excellent opportunity for those seeking a comfortable family home. The property boasts two inviting living areas, separated by double doors, allowing for a versatile living space that can be enjoyed as an open-plan layout or as distinct rooms, depending on your preference.

As you ascend to the first floor, you will find generously sized bedrooms that provide ample space for relaxation and rest. The family bathroom is conveniently located on this level, ensuring that all essential amenities are within easy reach.

The property also features both front and rear yards, offering outdoor space for gardening, play, or simply enjoying the fresh air. Its prime location means you are just a stone's throw away from local amenities, making daily errands and leisure activities easily accessible.

This home is bursting with potential, allowing you the freedom to personalise and make it your own. Whether you are a first-time buyer or looking to invest, this property is a wonderful canvas for your vision. Do not miss the chance to explore the possibilities that await in this charming Bacup residence.

Ribble Street, Bacup, OL13 9RH  
£120,000



- Tenure Freehold
  - On Street Parking
  - Ideal Investment Opportunity
  - Close Proximity To Local Amenities
- Council Tax Band A
  - Two Spacious Reception Rooms
  - Enclosed Rear Yard
- EPC Rating D
  - Bursting With Potential
  - Easy Access To Major Network Links

Ground Floor

**Entrance**  
UPVC frosted door to vestibule.

**Vestibule**  
3' x 3' (0.91m x 0.91m)  
Coving and door to hall.

**Hall**  
11'5 x 3' (3.48m x 0.91m)  
Coving, central heating radiator, stairs to first floor and door to reception room two.

**Reception Room Two**  
12'11 x 12'1 (3.94m x 3.68m)  
UPVC double glazed window, central heating radiator, coving, cornice coving, picture rail, door to kitchen and double doors to reception room one.

**Reception Room One**  
11'11 x 11'7 (3.63m x 3.53m)  
UPVC double glazed window, central heating radiator, cornice coving and picture rail.

**Kitchen**  
9'11 x 8'8 (3.02m x 2.64m)  
UPVC double glazed frosted window, central heating radiator, coving, wall and base units, marble effect work top, stainless steel sink and drainer with mixer tap, oven, four ring gas hob, tiled splash back, extractor hood, plumbing for washing machine and UPVC double glazed door to rear,

First Floor

**Landing**  
19'11 x 4'11 (6.07m x 1.50m)  
Doors to three bedrooms, bathroom and storage.

**Bedroom One**  
14'11 x 11'11 (4.55m x 3.63m)  
UPVC double glazed window and central heating radiator.

**Bedroom Two**  
12'11 x 9'10 (3.94m x 3.00m)  
UPVC double glazed window, central heating radiator and storage.

**Bedroom Three**  
8'8 x 6'4 (2.64m x 1.93m)  
UPVC double glazed window and central heating radiator.

**Bathroom**  
6'2 x 6' (1.88m x 1.83m)  
UPVC frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, overhead direct feed shower, tiled elevation, extractor fan and tiled effect flooring.

External

**Rear**  
Enclosed yard.

**Front**  
Paved courtyard.

