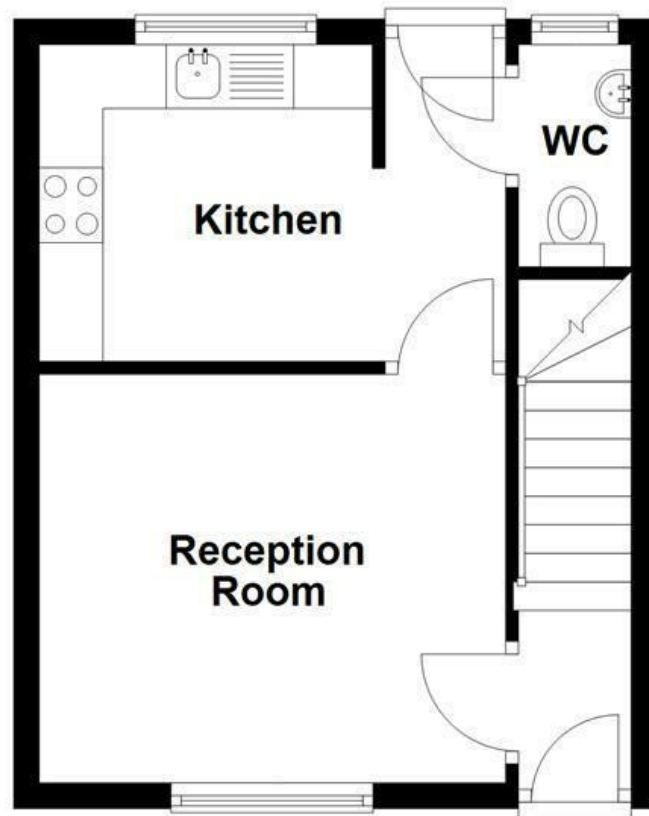
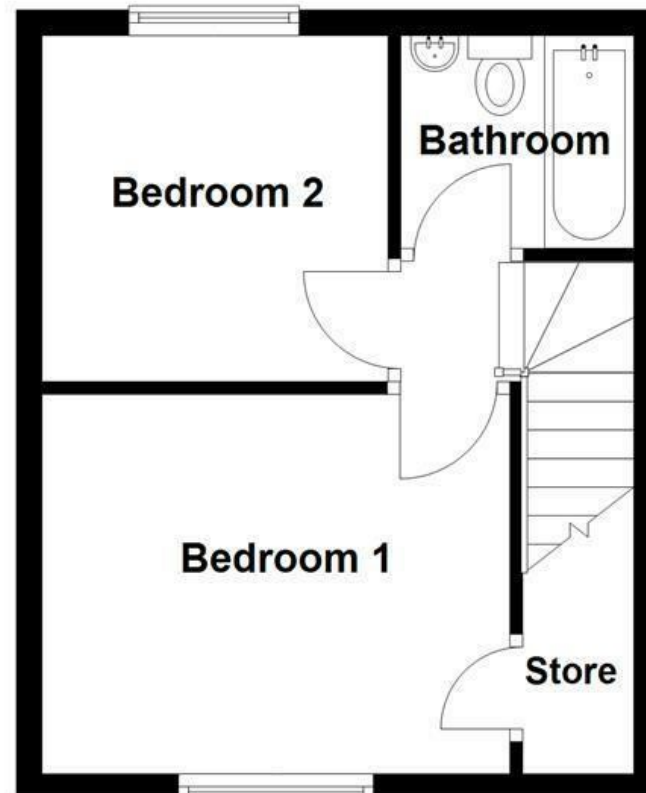


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

Pennine Road, Bacup, OL13 9JW

£115,000

A GREAT OPPORTUNITY!

Nestled on Pennine Road in Bacup, this delightful two-bedroom property exudes charm and warmth, creating a welcoming atmosphere that is perfect for comfortable living. Whether you're a first-time buyer looking for a cosy abode to call your own or an investor seeking a practical property, this house ticks all the boxes.

As you step inside, you'll be greeted by a reception room that radiates a homely feel, providing the ideal space to unwind after a long day or to host gatherings with friends and family. The functional kitchen is cleverly designed to make the most of the available space, offering everything you need to whip up delicious meals.

Conveniently located near local amenities and transport links, this property not only offers a comfortable living space but also the ease of access to everything you might need. Whether you're popping out for groceries or commuting to work, this house's location adds to its appeal as a first home or a savvy investment opportunity.

Don't miss out on the chance to make this house your own and experience the joys of living in a cosy and practical space in the heart of Bacup.

Pennine Road, Bacup, OL13 9JW

£115,000



- Immaculate Semi Detached Property
- Contemporary Fitted Kitchen
- Low Maintenance Garden to Rear
- EPC Rating C
- Two Bedrooms
- Complete Blank Canvas
- Tenure TBC
- Three Piece Bathroom
- Perfect First Home
- Council Tax Band B

Ground Floor

Entrance Hall

UPVC front door, door to reception room and stairs to first floor.

Reception Room

12'0 x 10'6 (3.66m x 3.20m)

UPVC double glazed window, central heating radiator, television point and door to kitchen.

Kitchen

10'4 x 8'2 (3.15m x 2.49m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops, integrated oven with four ring gas hob and extractor hood, stainless steel sink and drainer with mixer tap, tiled upstands, space for fridge freezer, plumbing for washing machine, wall mounted combi boiler, smoke detector, wood effect laminate flooring, door to WC and door to rear.

WC

5'9 x 2'9 (1.75m x 0.84m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap and wood effect laminate flooring.

First Floor

Landing

Loft hatch, doors to two bedrooms and bathroom.

Bedroom One

12'0 x 9'10 (3.66m x 3.00m)

UPVC double glazed window, central heating radiator and door to over stairs storage.

Bedroom Two

8'11 x 8'11 (2.72m x 2.72m)

UPVC double glazed window and central heating radiator.

Bathroom

6'4 x 5'6 (1.93m x 1.68m)

UPVC double glazed frosted window, dual heated radiator, pedestal wash basin with mixer tap, dual flush WC, panel bath with mixer tap, extractor fan, partially tiled elevations and laminate flooring.

External

Rear

Paved yard.

Front

Laid to lawn and paving.



Tel: 01706215618

www.keenans-estateagents.co.uk