



Market Street, Britannia, OL13 9SL

£185,000

3 BEDROOM HOME WITH CONVIENIT LOCATION

Nestled on Market Street in the charming town of Britannia, Bacup, this delightful house presents an excellent opportunity for families or professional couples seeking a comfortable and convenient home. The property boasts a spacious reception room that welcomes you with a warm and inviting atmosphere for both relaxation and entertaining.

With three well-proportioned bedrooms, there is ample space for family living or for those who require a home office. The kitchen is designed for practicality, making it easy to prepare meals and enjoy family gatherings. The bathroom is thoughtfully appointed, ensuring comfort and convenience for all residents.

One of the standout features of this property is its low maintenance exteriors, allowing you to spend more time enjoying your home and less time on upkeep. The location offers convenient access to Bacup, Rawtenstall, and Whitworth, providing a wealth of amenities, shops, and recreational activities just a short distance away.

This house is not just a property; it is a place where memories can be made. Whether you are looking to settle down with your family or seeking a peaceful retreat as a professional couple, this home is sure to meet your needs. Do not miss the chance to make this lovely house your new home.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	74
(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.

Market Street, Britannia, OL13 9SL

£185,000

 3  1  1  D

- Charming End Terrace Property
 - Fitted Kitchen
 - Gated Driveway and Detached Garage
 - EPC Rating D
- Two Bedrooms
 - Original Features Throughout
 - Tenure Leasehold
- Three Piece Shower Room
 - Low Maintenance Externals
 - Council Tax Band

Ground Floor

Gated forecourt with paving.

Entrance Vestibule

3'11 x 3'3 (1.19m x 0.99m)

UPVC double glazed frosted leaded front door, central heating radiator and door to reception room.

Reception Room

13'11 x 13'10 (4.24m x 4.22m)

UPVC double glazed window, central heating radiator, cast iron log burner with exposed stone surround and stone hearth and door to kitchen.

Kitchen

13'11 x 13'9 (4.24m x 4.19m)

Two UPVC double glazed windows, two central heating radiators, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel and drainer with mixer tap, space for range cooker, space for fridge freezer, plumbing for washing machine, tiled flooring, door to stairs to first floor and UPVC double glazed frosted door to rear.

First Floor

Landing

8'2 x 5'3 (2.49m x 1.60m)

Central heating radiator, doors leading to two bedrooms, shower room and under stairs storage.

Bedroom One

13'11 x 13'11 (4.24m x 4.24m)

Two UPVC double glazed windows, central heating radiator and stairs to loft room.

Bedroom Two

14'0 x 7'7 (4.27m x 2.31m)

UPVC double glazed window and central heating radiator.

Shower Room

8'7 x 6'4 (2.62m x 1.93m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed shower enclosed, fitted storage, partially tiled elevations and tiled effect flooring.

Second Floor

Attic Room

13'2 x 12'9 (4.01m x 3.89m)

Velux window, central heating radiator, exposed beams and eave storage.

External

Rear

Paved garden, bedding areas, mature shrubbery, gated paved driveway and access to detached garage.

Front



Tel: 01706215618

www.keenans-estateagents.co.uk