



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

Holme Street, Bacup, OL13 0ET

£110,000

DECEPTIVELY SPACIOUS TWO BEDROOM, DOUBLE FRONTED HOME

Situated on Holme Street in the quaint town of Bacup, this deceptively spacious double fronted mid-terraced home presents an excellent opportunity for single occupants or first-time buyers. The property boasts a welcoming and cosy living room, perfect for relaxation after a long day. The heart of the home is undoubtedly the spacious dining kitchen, which offers ample room for culinary creativity and entertaining guests.

This charming residence features two generously sized double bedrooms, providing comfortable sleeping quarters for residents. The modern shower room adds a touch of contemporary style and convenience, ensuring that daily routines are both efficient and enjoyable.

Outside, the property is complemented by a delightful rear garden. This home combines practicality with charm, making it a wonderful choice for those looking to establish themselves in a friendly community. With its appealing features and prime location, this mid-terraced house is a must-see for anyone seeking a new place to call home in Bacup.

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Holme Street, Bacup, OL13 0ET

£110,000



- Tenure Leasehold
- On Street Parking
- Three Piece Wetroom
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Prime Location
- Double Fronted Mid Terraced Property
- EPC Rating TBC
- Two Double Sized Bedrooms
- Ideal First Tim Buy

Ground Floor

Entrance

Hard wood double glazed frosted door to hall.

Hall

4'10 x 2'7 (1.47m x 0.79m)

Stairs to first floor, doors to reception room and kitchen/dining area.

Kitchen/Dining Area

15' x 14'1 (4.57m x 4.29m)

Hard wood double glazed sash window, panel wall and base units, laminate work top, space for four door range cooker with four ring gas hob, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, space for under counter fridge and freezer, plumbed for washing machine, spotlights, partial exposed stone elevation, tiled floor, under floor heating and enclosed boiler.

Reception Room

14'5 x 7'10 (4.39m x 2.39m)

Hard wood double glazed sash window, cast iron log burning stove, spotlights, tiled floor, hard wood stable door to rear and door to stairs to lower ground floor.

Lower Ground Floor

Half Cellar

6'6 x 4' (1.98m x 1.22m)

Flag floor.

First Floor

Landing

Velux window, doors to two bedrooms and shower room.

Shower Room

9'6 x 4'1 (2.90m x 1.24m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, walk in direct feed rainfall shower with rinse head, extractor fan, spotlights, tiled elevation and tiled floor.

Bedroom One

15'1 x 10'9 (4.60m x 3.28m)

Hard wood double glazed sash window, central heating radiator, vault ceiling, partial exposed stone elevation and exposed beams.

Bedroom Two

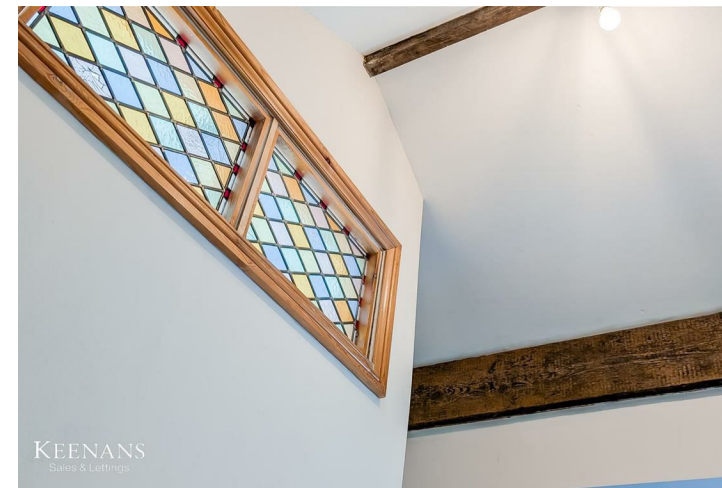
13'7 x 10'1 (4.14m x 3.07m)

Hard wood double glazed sash window, central heating radiator, part exposed stone elevation, door to storage cupboard with plumbing (if wanting to install WC and wash basin) and loft access from the storage cupboard.

External

Rear

Paved garden with bedding area.



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