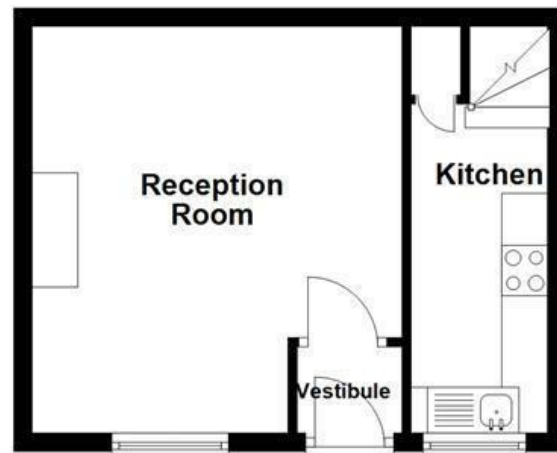


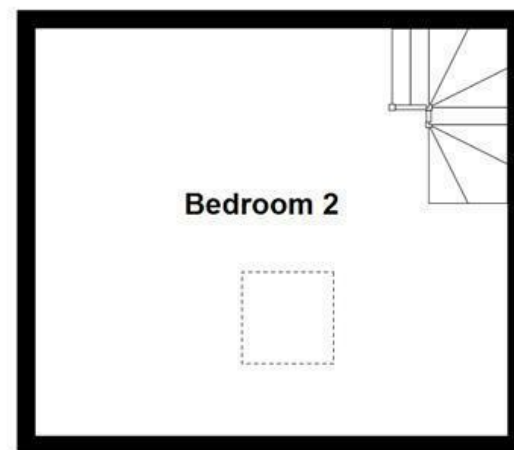
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	72
(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.

Alma Street, Bacup, OL13 9JA

Offers Over £69,950

TWO BEDROOM MID TERRACE PROPERTY BURSTING WITH POTENTIAL - SOLD WITH TENANT IN SITU

Located in the heart of Bacup on Alma Street, this charming back to back house presents a perfect opportunity for seasoned investors alike. Boasting two spacious bedrooms, the property offers ample room for comfortable living. The open plan living area downstairs creates a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

Situated in a prime town centre location, residents will benefit from easy access to a variety of local amenities, including shops, cafes, and parks, all just a short stroll away. This convenience enhances the appeal of the property, making it an ideal choice for those who appreciate the vibrancy of town life.

Moreover, the house holds significant potential for further development or personalisation, allowing new owners to truly make it their own. Whether you are looking to invest in a property with promising returns or seeking a delightful home in a lively community, this residence on Alma Street is a remarkable find. Don't miss the chance to explore the possibilities that await in this lovely home.

Alma Street, Bacup, OL13 9JA

Offers Over £69,950

 **2**  **1**  **1**  **D**

- Back To Back Terraced Property
- Two Bedrooms
- Fitted Kitchen
- Three Piece Bathroom
- Tenure: Leasehold
- Council Tax Band: A
- Spacious Reception Room
- On Street Parking
- EPC Rating: D

Ground Floor

Vestibule
3'9 x 3'1 (1.14m x 0.94m)
UPVC entrance door, tiled floor, part tiled elevation and door to reception room.

Reception Room
14'7 x 13'3 (4.45m x 4.04m)
UPVC double glazed window, central heating radiator, smoke alarm, gas fire, marble effect hearth and surround, wood effect laminate flooring, stairs to first floor and open access to kitchen.

Kitchen
9'7 x 4'10 (2.92m x 1.47m)
UPVC double glazed window, wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, integrated oven, four ring electric hob, extractor hood, plumbing for washing machine, space for fridge freezer and tiled floor.

First Floor

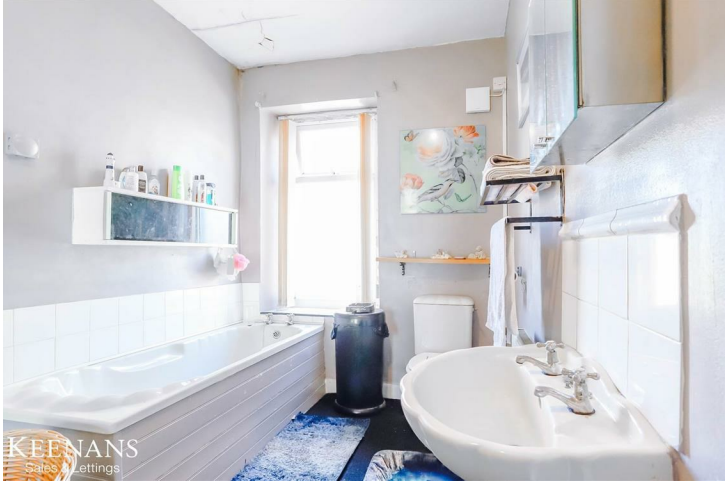
Landing
6'7 x 4'3 (2.01m x 1.30m)
Central heating radiator, smoke alarm, stairs to second floor and doors to bedroom and bathroom.

Bedroom One
14'7 x 11'5 (4.45m x 3.48m)
UPVC double glazed window and central heating radiator.

Bathroom
8' x 6'10 (2.44m x 2.08m)
UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and part tiled elevation.

Second Floor

Bedroom Two
16'11 x 10'3 (5.16m x 3.12m)
Velux window and central heating radiator.



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