

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.

## Prince Street, OL13 9SN

£170,000

AN EXCEPTIONAL END TERRACED PROPERTY WITH PANORAMIC COUNTRYSIDE VIEWS

Welcome to Prince Street, a stunning end-terraced house located in the charming town of Bacup, Lancashire. This exquisite property boasts breath-taking panoramic views of the surrounding countryside, making it a truly desirable home for small families or couples seeking a peaceful retreat.

Having been meticulously updated and presented to the highest standard, this residence features modern fixtures and fittings throughout. The heart of the home is undoubtedly the contemporary fitted kitchen, which is both stylish and functional, perfect for those who enjoy cooking and entertaining. Additionally, the fully renovated cellar space has been cleverly converted into a utility room, providing extra convenience and storage.

The property comprises two spacious double bedrooms, offering ample space for relaxation and rest. The immaculate presentation of the home reflects the care and attention of the current owners, ensuring that it is ready for you to move straight in without the need for any further work.

Nestled on a quiet lane, this delightful house is situated in a picturesque location, yet remains within close proximity to local schools, bus routes, amenities, and essential network links. This

Prince Street, OL13 9SN

£170,000



- End Terraced Property
- Modernised Throughout
- Enclosed Front Yard Overlooking Fields
- EPC Rating D
- Spacious Reception Room With Media Wall
- Three Piece Bathroom
- Tenure Leasehold
- Fitted Kitchen
- Two Double Bedrooms
- Council Tax Band A

**Ground Floor**

**Entrance**

**Kitchen**

14'8 x 14'2 (4.47m x 4.32m)

**Living Room**

14'2 x 14'2 (4.32m x 4.32m)

**Lower Ground Floor**

**Utility Room**

14'8 x 6'4 (4.47m x 1.93m)

**First Floor**

**Landing**

6'9 x 5'3 (2.06m x 1.60m)

**Bedroom One**

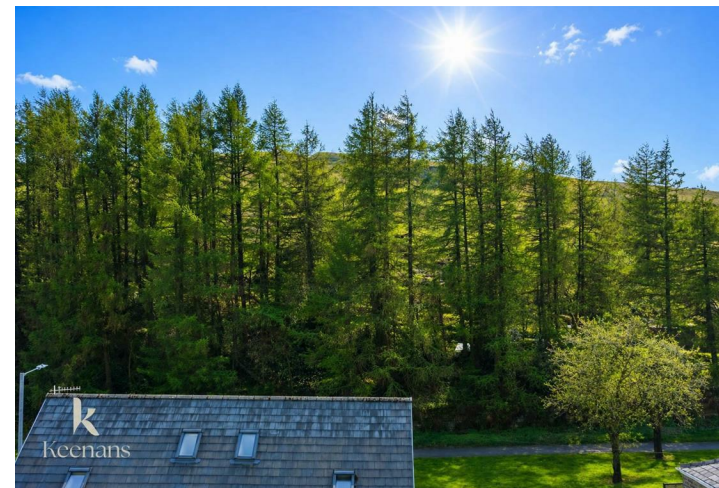
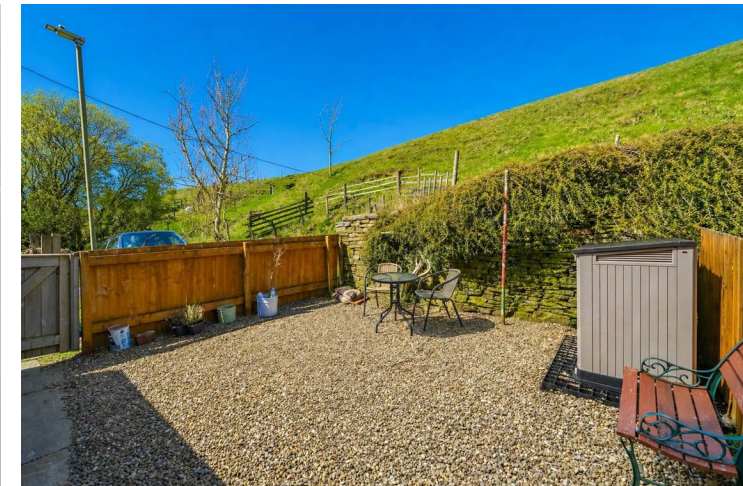
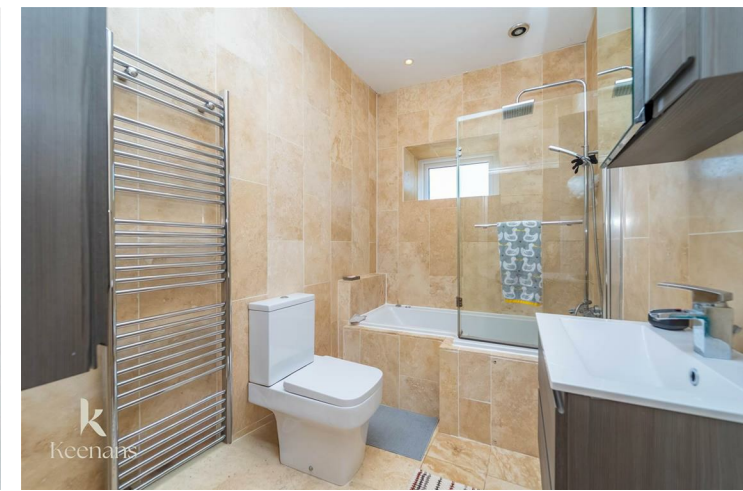
14'2 x 11'7 (4.32m x 3.53m)

**Bedroom Two**

14'2 x 10'3 (4.32m x 3.12m)

**Bathroom**

8'8 x 5'8 (2.64m x 1.73m)



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