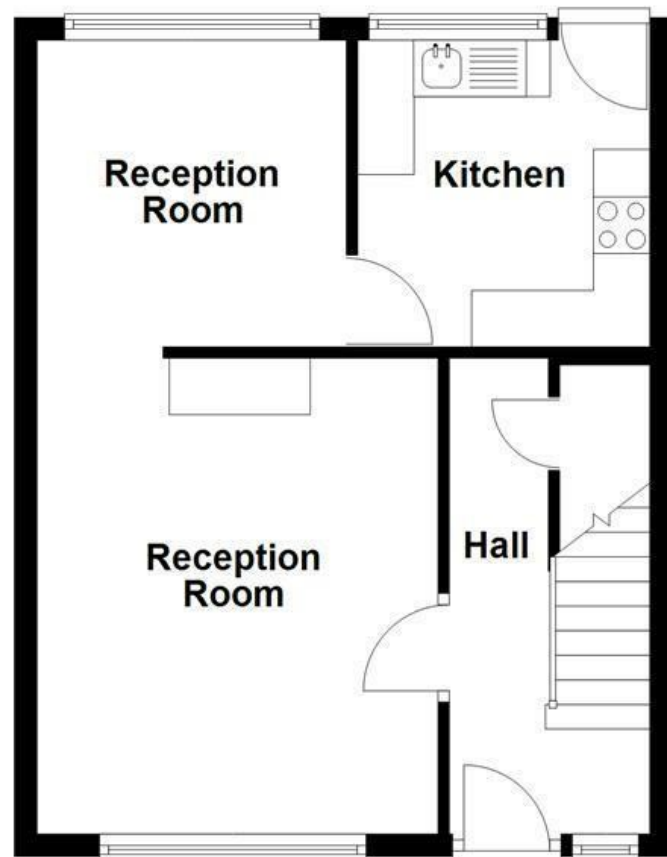
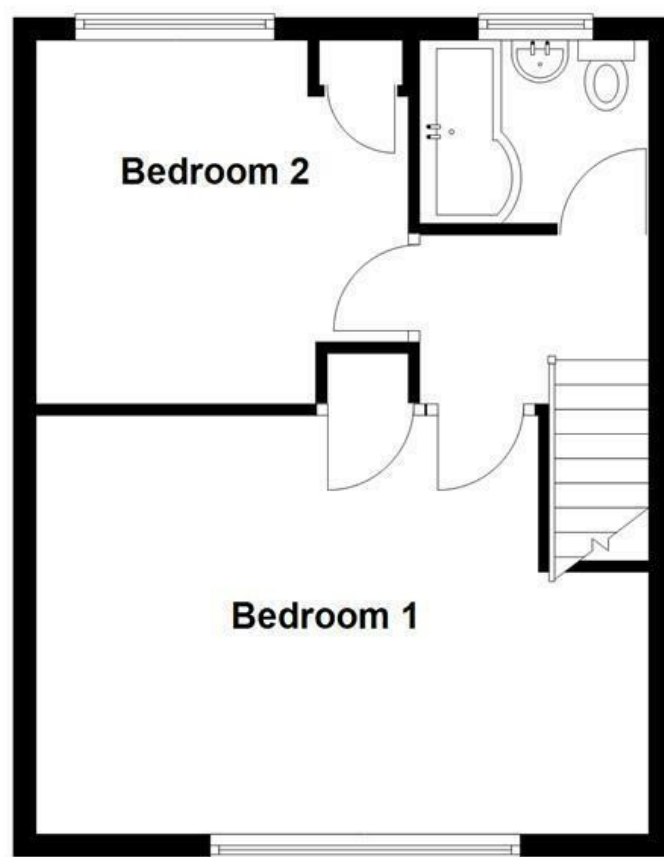


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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			
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.

New Line, Bacup, OL13 9RY

£185,000

A BEAUTIFULLY PRESENTED TWO BEDROOM HOME WITH OFF-ROAD PARKING

Nestled in the charming area of New Line, Britannia, this delightful mid quasi house presents an excellent opportunity for first-time buyers or couples seeking to downsize while still enjoying ample living space. The property boasts two well-proportioned reception rooms, including a spacious living room that seamlessly flows into the dining area, creating an inviting atmosphere perfect for both relaxation and entertaining.

The home features two generously sized bedrooms, providing comfortable accommodation for residents. The bathroom is conveniently located, ensuring ease of access for all. Outside, the property offers off-road parking on a driveway that can accommodate two vehicles parked in tandem, a valuable asset in today's busy world.

The rear garden is a good-sized, low-maintenance paved area, ideal for those who prefer to spend their time enjoying the outdoors rather than tending to extensive gardening. A timber shed is also included, providing additional storage space for tools or outdoor equipment.

This property is ideally suited for those looking to make their first step onto the property ladder or for those wishing to downsize without sacrificing comfort. With its practical layout and convenient location, this home is a wonderful choice for anyone seeking a blend of space and ease of living in Bacup. Don't miss the chance to view this charming residence and envision your future here.

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

New Line, Bacup, OL13 9RY

£185,000



- Mid Terraced Property
- Fitted Kitchen
- Off Road Parking
- EPC Rating: C
- Two Spacious Bedrooms
- Three Piece Bathroom Suite
- Freehold
- Two Reception Room
- Enclosed Low Maintenance Rear Garden
- Council Tax Band: A

Ground Floor

Hall

14'4 x 5'10 (4.37m x 1.78m)

UPVC double glazed entrance door, UPVC double glazed window, central heating radiator, smoke alarm, coving, under stairs storage, wood effect flooring, and door to reception room one.

Reception Room One

13'10 x 11'8 (4.22m x 3.56m)

UPVC double glazed window, central heating radiator, coving, electric fire with wooden mantel, TV point, wood effect flooring and open access to reception room two.

Reception Room Two

9' x 8'11 (2.74m x 2.72m)

UPVC double glazed window, central heating radiator, coving, wood effect flooring and door to the kitchen.

Kitchen

8'11 x 8'4 (2.72m x 2.54m)

UPVC double glazed window, central heating radiator, wood panel wall and base units, laminate worktops, integrated oven, four burner gas hob, extractor hood, tiled splash back, stainless steel sink with draining board and mixer taps, plumbing for a washing machine, space for a fridge freezer, Vinyl flooring and UPVC double glazed door to the rear.

First Floor

Landing

Loft access (part boarded and loft ladder) and doors leading to two bedrooms and bathroom.

Bedroom One

18' x 12'2 (5.49m x 3.71m)

UPVC double glazed window, central heating radiator, TV point and storage cupboard.

Bedroom Two

10'10 x 10'7 (3.30m x 3.23m)

UPVC double glazed window, central heating radiator, boiler cupboard with Main boiler.

Bathroom

6'7 x 5'4 (2.01m x 1.63m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with traditional taps, P-shaped panel bath with mixer taps and rinse head with electric feed shower over, tiled elevations and vinyl flooring.

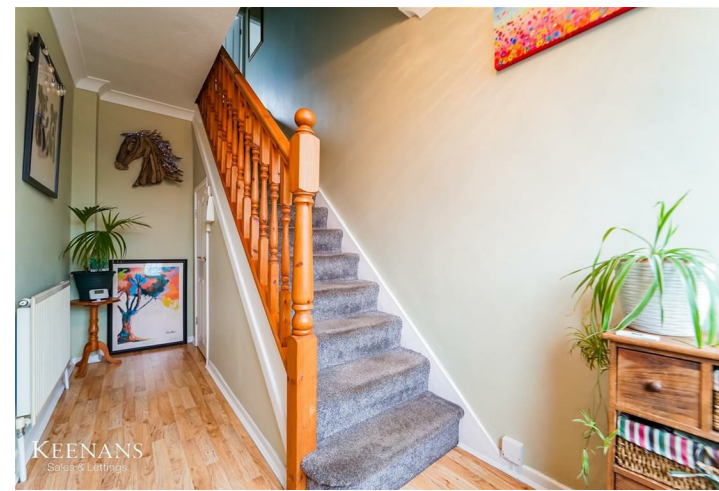
Exterior

Front

Gravel chips and tarmac driveway.

Rear

Enclosed paved garden with decking and gravel chip areas and a timber shed.



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