



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	75	
(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.



Acre Park, Bacup, OL13 0HU

Offers Over £200,000

A SPACIOUS THREE-BEDROOM TOWN-HOME IN THE HEART OF A POPULAR AREA OF BACUP

Flowing internally with well proportioned living accommodation and three double bedrooms, this neutrally finished home is being welcomed to the property market. Ideally suited for a small family looking for a peaceful location overlooking playing fields and with easy access to all local amenities, schools and transport links towards Rawtenstall and Burnley.

The property comprises briefly, to the ground floor: entrance into a welcoming hallway with stairs leading to the first floor and doors providing access to cloak storage, internal access into the garage, a downstairs WC, a kitchen/diner, and the rear garden. To the first floor is a landing with stairs leading to the first floor and doors providing access to a spacious reception room and master bedroom. The master bedroom features an ensuite shower room. To the second floor is a landing with doors leading to two more bedrooms and a three-piece bathroom suite. Externally the property boasts an enclosed rear laid to lawn garden with paving and bedding areas. The front of the property has a driveway providing off-road parking for two vehicles leading to the garage.

For further information, or to arrange a viewing, please contact our Rawtenstall team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

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Offers Over £200,000

 3  2  1  C

- Council Tax Band C
- Integral Garage
- Three Bedrooms
- EPC Rated C
- Off Road Parking
- Three Storeys
- Leasehold Property
- Laid To Lawn Garden
- Nearby Schools

Ground Floor

Garage
20'8 x 10'4 (6.30m x 3.15m)

Hall
26'2 x 6'2 (7.98m x 1.88m)
Central heating radiator, coving, alarm system, tile effect floor, stairs to the first floor. door to cloakroom, garage, WC, kitchen, door to rear.

Kitchen
15'8 x 8'4 (4.78m x 2.54m)
Two UPVC double glazed windows, central heating radiator, wall mounted laminate worktop, oven with four ring gas hob, extractor hood, tiled splash backs, composite sink with drainer and mixer tap, plumbing for washing machine, integrated fridge/freezer, integrated dishwasher, coving, spotlights, tile effect floor.

WC
7'00 x 2'7 (2.13m x 0.79m)
Central heating radiator, dual flush WC, wall mounted wash basin with mixer taps, extractor fan, spotlights, part tiled floor.

First Floor

Landing
UPVC double glazed window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, extractor fan, spotlights, part tiled elevations, tile effect floor.

Reception Room One
15'1 x 11'3 (4.60m x 3.43m)
UPVC double glazed window, central heating radiator, television point, coving, UPVC double glazed french doors to balcony.

Bedroom One
11'5 x 8'4 (3.48m x 2.54m)
UPVC double glazed window, central heating radiator, coving, door to ensuite.

Ensuite
8'2 x 2'10 (2.49m x 0.86m)
Central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed enclosed shower, full tile elevations, coving, tile effect floor.

Second Floor

Landing
Loft and storage. coving, door to two bedrooms and bathroom.

Bedroom Two
15'1 x 10'1 (4.60m x 3.07m)
UPVC double glazed window, central heating radiator, coving.

Bedroom Three
15'1 x 9'6 (4.60m x 2.90m)
UPVC double glazed window, central heating radiator, coving.



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