



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Halley Street, Bacup, OL13 8QF

£150,000

AN ENVIABLE END TERRACED PROPERTY

Having being presented and maintained to the highest standard throughout, this exceptional two bedroom end terraced property is being proudly welcomed to the market in the desirable location of Weir. With modern fixtures and fittings, no chain delay, enviable cellar and stunning panoramic views, this property is truly the perfect home for any couple or small family not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Bacup, Rossendale, Rochdale and major motorway links. With stylish, neutral interiors, fantastic loft conversion and two living areas, this property is the perfect home ready to move straight into!

The property comprises briefly; a welcoming and spacious reception room leads on to a second reception room and houses a staircase to the first floor. The second reception room leads on to a contemporary fitted kitchen. The kitchen boasts modern wall and base units and leads down to the cellar and out to the rear. The first floor comprises of doors on to two generously sized bedrooms and a family bathroom, as well as, staircase to the loft room. Externally there is an enclosed paved yard to the rear with WC and laid to lawn garden with bedding and paved areas.

For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

Halley Street, Bacup, OL13 8QF

£150,000

 2  1  2  E

- End Terraced Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating: E
- Two Bedrooms And Loft Room
 - Three Piece Bathroom
 - Tenure: Leasehold
- Two Reception Rooms
 - Enclosed Rear Yard And Front Garden
 - Council Tax Band: A

Ground Floor

Reception Room One

16'6 x 10'7 (5.03m x 3.23m)
UPVC double glazed frosted entrance door, UPVC double glazed window, central heating radiator, coving, door to stairs for first floor and hardwood single glazed double doors to reception room two.

Reception Room Two

14'2 x 10'9 (4.32m x 3.28m)
Two UPVC double glazed window, central heating radiator, coving, two feature wall lights, dado rail, gas fire, limestone hearth and surround, wood effect laminate flooring and hardwood single glazed door to kitchen.

Kitchen

16'7 x 7'9 (5.05m x 2.36m)
UPVC double glazed window, central heating radiator, blue wall and base unis, granite effect worktops, tiled splash back, stainless steel sink with draining board and mixer tap, integrated electric oven, four ring induction hob, extractor hood, space for fridge freezer, plumbing for washing machine, tiled floor and door to stairs for lower ground floor.

Lower Ground Floor

Cellar

16'6 x 10'7 (5.03m x 3.23m)

First Floor

Landing

14'4 x 5'5 (4.37m x 1.65m)
UPVC double glazed window, coving, smoke alarm, door to stairs for second floor and doors to two bedrooms and bathroom.

Bedroom One

16'6 x 10'9 (5.03m x 3.28m)
UPVC double glazed window, hardwood single glazed window, central heating radiator and coving.

Bedroom Two

10'1 x 9' (3.07m x 2.74m)
UPVC double glazed window and central heating radiator.

Bathroom

10'1 x 4'8 (3.07m x 1.42m)
UPVC double glazed window, central heating radiator, coving, dual flush W/C, vanity tap wash basin with mixer tap, panel bath with mixer tap and electric feed shower over, tiled elevation and tiled floor.

Second Floor

Loft Room

15'4 x 13' (4.67m x 3.96m)
Velux window, UPVC double glazed window, central heating radiator, smoke alarm, boiler, eaves storage and hardwood floor.

External

Front

Laid to lawn garden, paving and bedding areas.

Rear

Enclosed yard.



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