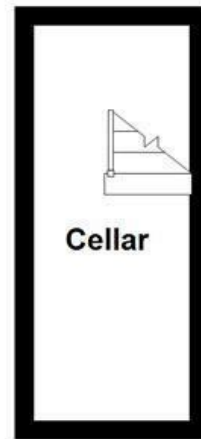
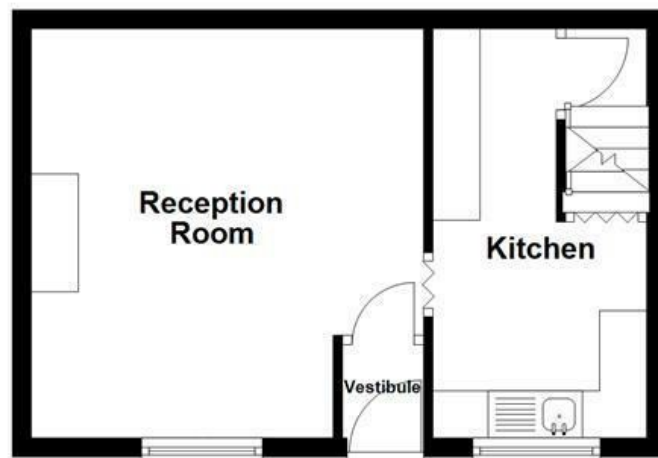


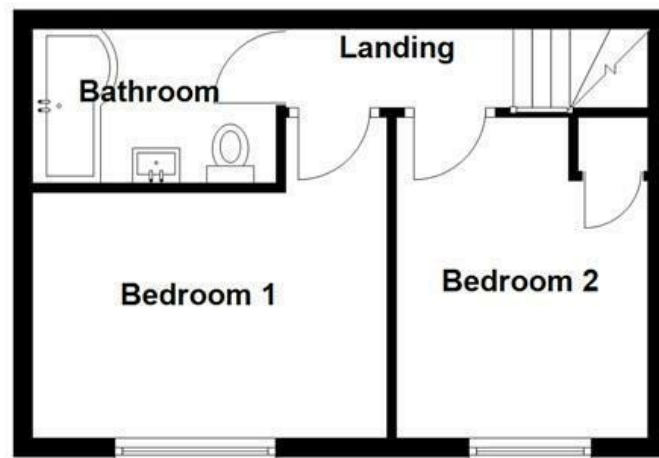
Lower Ground Floor



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Plantation Street, Bacup, OL13 0QX

£110,000

AN EXCEPTIONAL FULLY RENOVATED MID TERRACED PROPERTY

Having undergone a full transformation to the highest standard throughout with immaculate presentation, modern fixtures and fittings and neutral decoration, this idyllic two double bedroom mid back to back terraced property is being proudly welcomed to the market in the desirable location of Stacksteads. Not overlooked from the front and offering an abundance of indoor space, added cellar and being a complete blank canvas, this property is the perfect home for any small family or first time buyer ready to move straight into and put their own stamp on! Having had a complete renovation and being a credit to the current owner, this property is truly the perfect home not to be missed!

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room guides you through to a contemporary fitted kitchen which houses staircases to the first floor and lower ground floor. The lower ground floor benefits from a fantastic cellar space. The first floor comprises of doors on to two double bedrooms and a modern bathroom.

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

Plantation Street, Bacup, OL13 0QX

£110,000

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

- Back-To-Back Terraced Property
- Spacious Reception Room
- On Street Parking
- EPC Rating: D
- Two Bedroom
- Three Piece Modern Bathroom
- Tenure: Freehold
- Contemporary Fitted Kitchen
- Neutral Decoration Throughout
- Council Tax Band; A

Ground Floor

Vestibule

3'3 x 2'10 (0.99m x 0.86m)

UPVC double glazed frosted entrance door, dado rail, tiled floor and hardwood single glazed frosted door to reception room.

Reception Room

14'3 x 13'8 (4.34m x 4.17m)

UPVC double glazed window, central heating radiator, ceiling rose, three feature wall lights, dado rail, gas fire, marble effect hearth and surround, TV point and concertina door to kitchen.

Kitchen

14'3 x 7'5 (4.34m x 2.26m)

UPVC double glazed window, central heating radiator, white gloss wall and base units, granite effect worktops, tiled splash back, stainless steel sink with draining board and mixer tap, space for freestanding cooker, extractor hood, space for undercounter fridge, plumbing for washing machine, integrated Main boiler, tiled floor, door to stairs for lower ground floor and concertina door to stairs for first floor.

Lower Ground Floor

Cellar

13'9 x 5'5 (4.19m x 1.65m)

Feature wall light.

First Floor

Landing

10'6 x 2'8 (3.20m x 0.81m)

Loft access and doors to two bedrooms and bathroom.

Bedroom One

12'4 x 11'6 (3.76m x 3.51m)

UPVC double glazed window and central heating radiator.

Bedroom Two

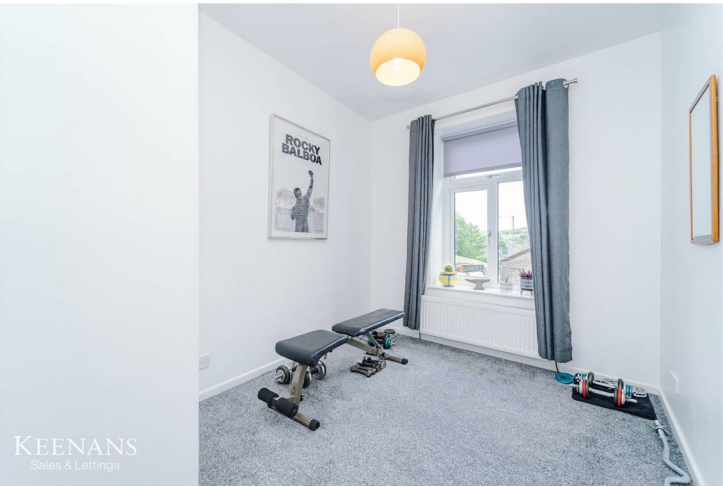
11'6 x 8'1 (3.51m x 2.46m)

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

Bathroom

9'6 x 5'4 (2.90m x 1.63m)

Central heating radiator, dual flush WC, vanity top wash basin with mixer tap, L shape panel bath with traditional taps and electric feed shower over, extractor fan, tiled elevation and wood effect lino flooring.



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