



## New Line, Bacup, OL13 9RU

£160,000

THE PERFECT FAMILY HOME

Nestled in the desirable area of New Line, Bacup, this exceptional end terraced house presents a wonderful opportunity for families seeking a spacious and inviting home. Boasting three generously sized bedrooms, this property offers ample room for both relaxation and privacy. The two living areas provide versatile spaces for family gatherings or quiet evenings, while the open plan kitchen and living space creates a warm and welcoming atmosphere, perfect for entertaining.

The property features a well-appointed Jack and Jill bathroom accessible from the main bedroom, ensuring convenience for all. The neutral decoration throughout allows for easy personalisation, making it simple for you to add your own touch. Additionally, the ground floor includes a practical utility area, enhancing the functionality of the home.

Outside, the generously sized yard offers a delightful space for children to play or for hosting summer barbecues with friends and family. This property is truly ready to move straight into, making it an ideal choice for those looking to settle down without the hassle of renovations.

Situated in a sought-after location, this home is not only a fantastic living space but also a wise investment in a thriving community. With its combination of space, comfort, and

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	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.

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- An Exquisite End Terraced Property
- Beautifully Presented
- On Street Parking
- Tenure Leasehold
- Three Generously Sized Bedrooms
- Two Living Areas
- Council Tax Band A
- Sought After Location
- Open Plan Kitchen
- EPC Rating TBC

## Ground Floor

### Hallway

7'10 x 3'5 (2.39m x 1.04m)

### Reception Room

15'9 x 13'10 (4.80m x 4.22m)

Gas fire with decorative surround.

### Dining Room

15'9 x 12'11 (4.80m x 3.94m)

### Kitchen

8'11 x 7'11 (2.72m x 2.41m)

### Utility Room

6'11 x 6'6 (2.11m x 1.98m)

## First Floor

### Landing

15'11 x 10 (4.85m x 3.05m)

### Bedroom One

13'11 x 10'2 (4.24m x 3.10m)

### Bedroom Two

12'3 x 7'10 (3.73m x 2.39m)

### Bedroom Three

12'2 x 8'4 (3.71m x 2.54m)

### Jack And Jill Bathroom

13'11 x 5'4 (4.24m x 1.63m)



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