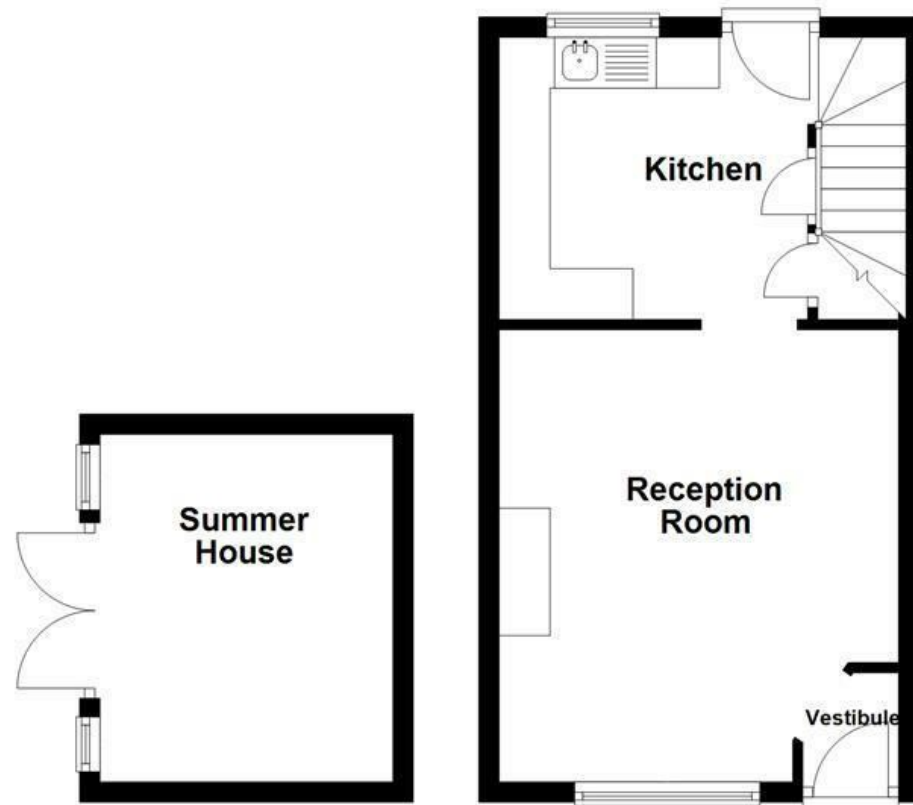
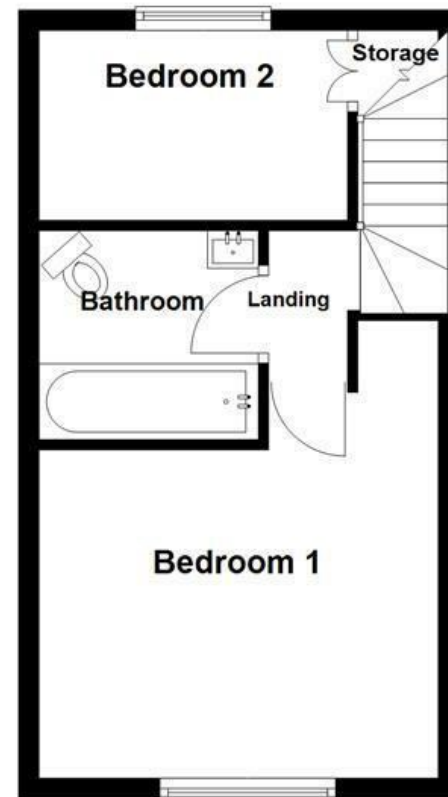


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	69	89
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Todmorden Road, Bacup, OL13 9TZ

£185,000

THE PERFECT COTTAGE ON AN IMPRESSIVE PLOT

Nestled on Todmorden Road in the charming town of Bacup, this outstanding cottage property offers a delightful living experience. Set on an impressive plot, the home is not overlooked, providing a sense of privacy and tranquillity.

Upon entering, one is greeted by a reception room that exudes warmth and character, leading to two generously sized bedrooms that are perfect for a small family or couple. The property boasts a modern bathroom, ensuring comfort and convenience. Every corner of this home has been presented and maintained to the highest standard, showcasing immaculate presentation, stylish decorations, and contemporary fixtures and fittings that create a welcoming atmosphere.

The enviable garden is a standout feature, providing an ideal space for outdoor relaxation or entertaining guests. The property is conveniently located close to bus routes, local schools, and various amenities, making it an excellent choice for those seeking a vibrant community. Additionally, the home offers easy access to network links to Todmorden, Rochdale, Rossendale, Burnley, and major motorway connections, ensuring that commuting is a breeze.

This property is truly the perfect home for anyone ready to move straight in and enjoy all that it has to offer. With its blend of modern living and charming character, it is a must-see for prospective buyers.

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

Todmorden Road, Bacup, OL13 9TZ

£185,000

2 1 1 C

- Tenure Freehold
 - On Street Parking
 - Not Overlooked
 - Easy Access To Major Network Links
- Council Tax Band A
 - Two Generously Sized Bedrooms
 - Stylish And Maintained To A Very High Standard
- EPC Rating C
 - Ideal Home For A Couple Or Small Family With Viewing Essential
 - Ready To Move Into

Ground Floor

Courtyard garden with paving.

Entrance

Composite door to vestibule.

Vestibule

3'6 x 3'1 (1.07m x 0.94m)

Meter cupboard and open to reception room.

Reception Room

14'7 x 12'10 (4.45m x 3.91m)

UPVC double glazed window, central heating radiator, cast iron multi fuel burner with stone hearth, television point, herringbone wood effect Kamdean flooring and open to kitchen.

Kitchen

12'10 x 9'1 (3.91m x 2.77m)

UPVC double glazed window, central heating radiator, range of cream gloss wall and base units, wood effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, space for double electric oven with four ring electric hob and integrated extractor hood, space for fridge freezer, plumbed for washing machine, Worcester boiler, under stairs storage, wood effect herringbone Kamdean flooring, stairs to first floor and UPVC double glazed door to rear.

First Floor

Landing

5'10 x 4'3 (1.78m x 1.30m)

Wood beading, loft hatch, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

13'4 x 13'1 (4.06m x 3.99m)

UPVC double glazed window, central heating radiator, inset shelving and wood panel elevation.

Bedroom Two

8'1 x 6'3 (2.46m x 1.91m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom

7'1 x 6'5 (2.16m x 1.96m)

Heated towel rail, panel bath with mixer tap, direct feed rainfall shower and rinse head, high rise WC, vanity top wash basin with mixer tap, tiled elevation, extractor fan and herringbone wood effect lino flooring.

External

Rear

Tiered garden with laid to lawn, decking, paving, bedding areas, mature shrubs and summer house.

Summer House

11'4 x 9'5 (3.45m x 2.87m)

Power - run from the house and lighting.

Front

