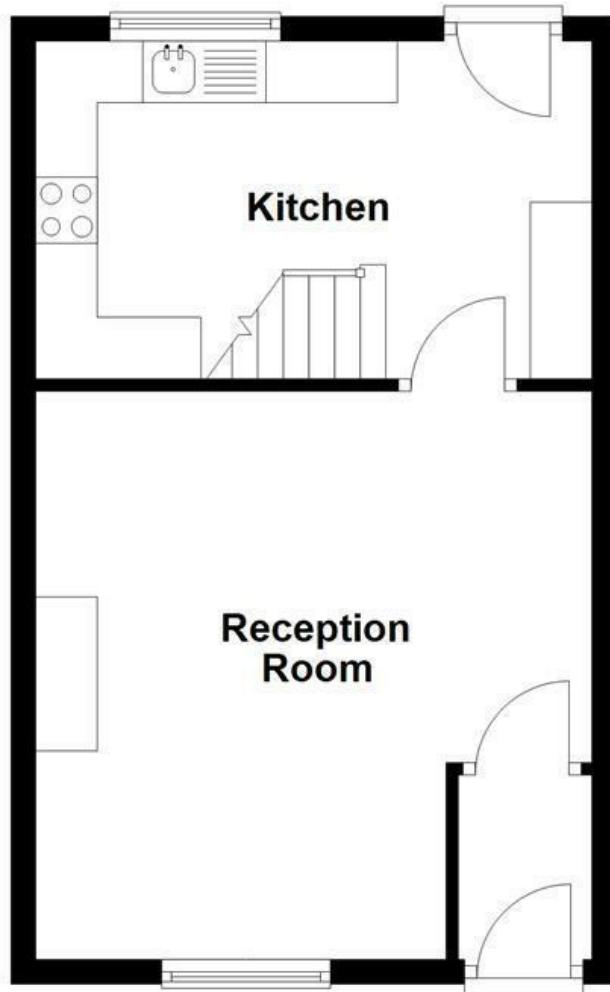
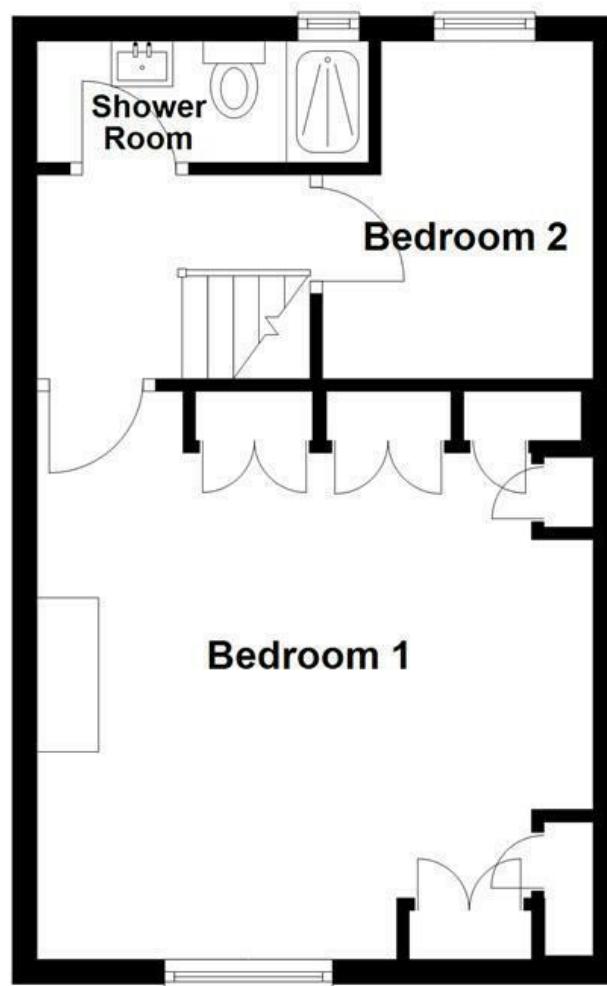


**Ground Floor**



**First Floor**



KEENANS  
Sales & Lettings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	71	81
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.

**Wesley Terrace, Bacup, OL13 8QS**  
**£165,000**

THE PERFECT HOME

Welcome to this immaculate mid-terrace house located on Wesley Terrace in the charming village of Weir. This property has been thoughtfully updated and presented to the highest standard, showcasing modern fixtures and stylish interiors that create a welcoming atmosphere.

Boasting two well-proportioned bedrooms, this home is ideal for small families or couples seeking a comfortable living space. The open-plan kitchen seamlessly flows into a spacious living area, perfect for both relaxation and entertaining. Natural light floods the space, enhancing the contemporary feel of the home.

One of the standout features of this property is the fantastic garden area, providing an excellent outdoor space for gardening, play, or simply enjoying the fresh air.

Situated in the heart of the ever-popular village of Weir, residents will benefit from close proximity to local schools, delightful village cafés, and picturesque countryside walks. This location offers a perfect blend of community spirit and natural beauty, making it an ideal setting for those looking to settle down.

This property is ready for you to move straight in, making it a perfect choice for anyone looking for a stylish and comfortable home in a desirable location. Don't miss the opportunity to make this lovely house your new

# Wesley Terrace, Bacup, OL13 8QS

£165,000



- Exceptional Mid Terrace Property
- Contemporary Fitted Kitchen
- On Street Parking
- EPC Rating C

- Two Bedrooms
- Immaculate Presentation
- Tenure Leasehold

- Three Piece Shower Room
- Garden to Rear
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

3'11 x 3'7 (1.19m x 1.09m)

### Reception Room

15'2 x 14'10 (4.62m x 4.52m)

### Kitchen

14'10 x 8'11 (4.52m x 2.72m)

## First Floor

### Landing

7'3 x 4'7 (2.21m x 1.40m)

### Bedroom One

15'2 x 14'10 (4.62m x 4.52m)

### Bedroom Two

8'11 x 7'3 (2.72m x 2.21m)

### Shower Room

8'10 x 3'11 (2.69m x 1.19m)

