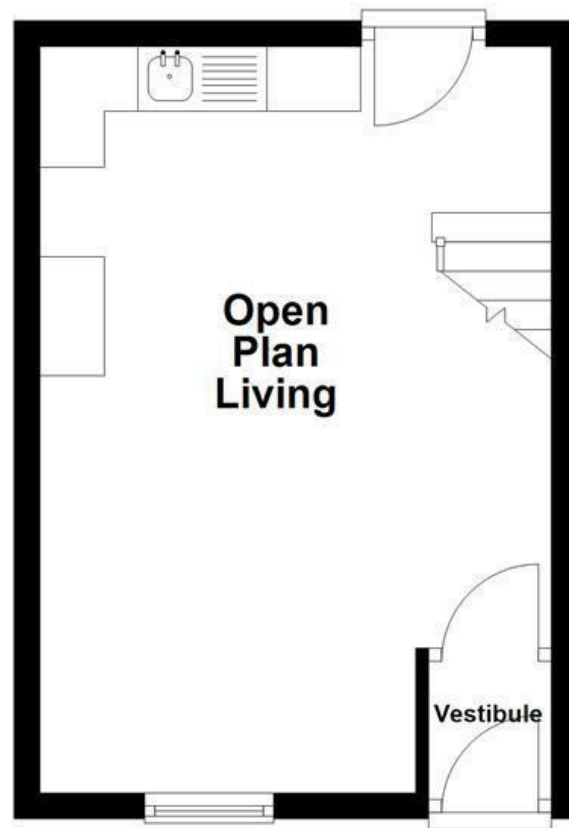
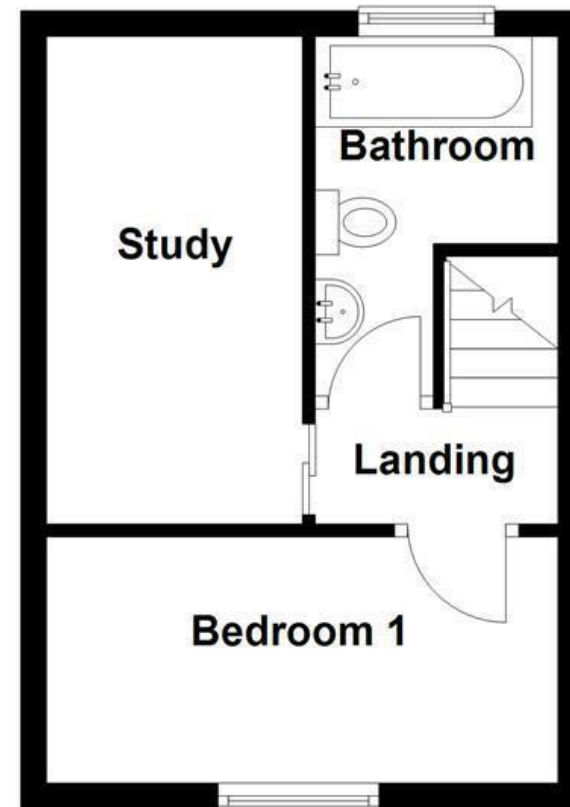


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.

Bacup Road, Rossendale, BB4 7JA

Offers Over £70,000

PERFECT FIRST HOME OR RENTAL PROPERTY

Nestled on Bacup Road in the charming area of Rossendale, this delightful house presents a wonderful opportunity for those seeking a project to create their dream home. The property features a generous living room that seamlessly flows into the kitchen area, providing an open-plan layout that is perfect for modern living. While the house does require some work, it boasts significant potential to be transformed into a warm and inviting space, ideal for a couple embarking on their journey together.

The rear yard offers a blank canvas, which, with a little care and attention, could become a lovely outdoor retreat, perfect for enjoying the summer months. Additionally, the convenience of street parking adds to the appeal of this property, making it practical for everyday living.

This house is not just a property; it is a chance to create a home filled with personal touches and cherished memories. If you are looking for a place to settle down and make your own, this could be the perfect fit for you. Embrace the potential and envision the possibilities that await in this lovely Rossendale residence.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Bacup Road, Rossendale, BB4 7JA
Offers Over £70,000

 1  1  1  D

- Mid Terraced Property
 - Open Plan Living/Kitchen
 - On Street Parking
 - EPC Rating: D
- Investment Opportunity
 - Three Piece Bathroom
 - Tenure: Leasehold
- One Generous Bedroom And Study Room
 - Rear Yard
 - Council Tax Band: A

Ground Floor

Vestibule
3'4 x 3'1 (1.02m x 0.94m)
UPVC double glazed entrance door and door to reception room.

Open Plan Living
19' x 13' (5.79m x 3.96m)
Two UPVC double glazed windows, central heating radiator, coving, wall and base units, laminate worktops, composite sink with draining board and mixer tap, space for freestanding cooker, extractor hood, space for fridge freezer, stairs to first floor and door to rear

First Floor

Landing
Doors to bedroom, study and bathroom.

Bedroom One
14' x 6'3 (4.27m x 1.91m)
UPVC double glazed window, central heating radiator and coving.

Study
12'7 x 7'1 (3.84m x 2.16m)
Central heating radiator, loft access and boiler.

Bathroom
9'2 x 6'2 (2.79m x 1.88m)
UPVC double glazed frosted window, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, part tiled elevation and wood effect laminate flooring.

External

Rear
Artificial lawn and paving.



Tel: 01706215618

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