


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	54		
(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.

## Newchurch Road, Bacup, OL13 0NB

### Offers Over £99,950

SPACIOUS TWO BEDROOM END TERRACE PROPERTY IDEAL FOR INVESTORS OR FIRST TIME BUY

Situated on Newchurch Road in the charming town of Bacup, this end-terraced house presents a wonderful opportunity for both first-time buyers and seasoned investors alike. The property boasts two generously sized bedrooms, providing ample space for relaxation and comfort. Additionally, there are two loft rooms that offer further potential for conversion, whether for extra living space, a home office, or storage.

The layout of the house includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. The bathroom is conveniently located, ensuring practicality for everyday living.

One of the standout features of this property is the abundance of indoor and outdoor space, with generous rear yard space.

This property is bursting with potential, making it an ideal investment opportunity or rental investment. With its prime location and spacious layout, it is sure to attract interest from a variety of buyers. Whether you are looking to make it your family home or seeking a promising addition to your property portfolio, this house on Newchurch Road is not to be missed.

# Newchurch Road, Bacup, OL13 ONB

Offers Over £99,950



- Tenure Freehold
- Council Tax Band A
- EPC Rating E
- Two Well Proportioned Bedrooms And Two Loft Rooms
- Ideal Investment Opportunity
- Viewing Essential
- Bursting With Potential
- On Street Parking
- Enclosed Rear yard Space
- Easy Access To Major Commuter Routes

## Ground Floor

### Reception Room

15'3 x 12'5 (4.65m x 3.78m)

### Kitchen/Dining Area

12'6 x 12'2 (3.81m x 3.71m)

### Kitchen/Utility

9'8 x 6'11 (2.95m x 2.11m)

## First Floor

### Landing

### Bedroom One

13'4 x 12'10 (4.06m x 3.91m)

### Bedroom Two

12'10 x 9'3 (3.91m x 2.82m)

### Bathroom

6' x 5'8 (1.83m x 1.73m)

## Second Floor

### Loft Room One

14'6 x 13'3 (4.42m x 4.04m)

### Loft Room Two

15'4 x 8'6 (4.67m x 2.59m)

## External

### Rear

Storage, enclosed rear yard space.

### Storage

8'1 x 6' (2.46m x 1.83m)



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