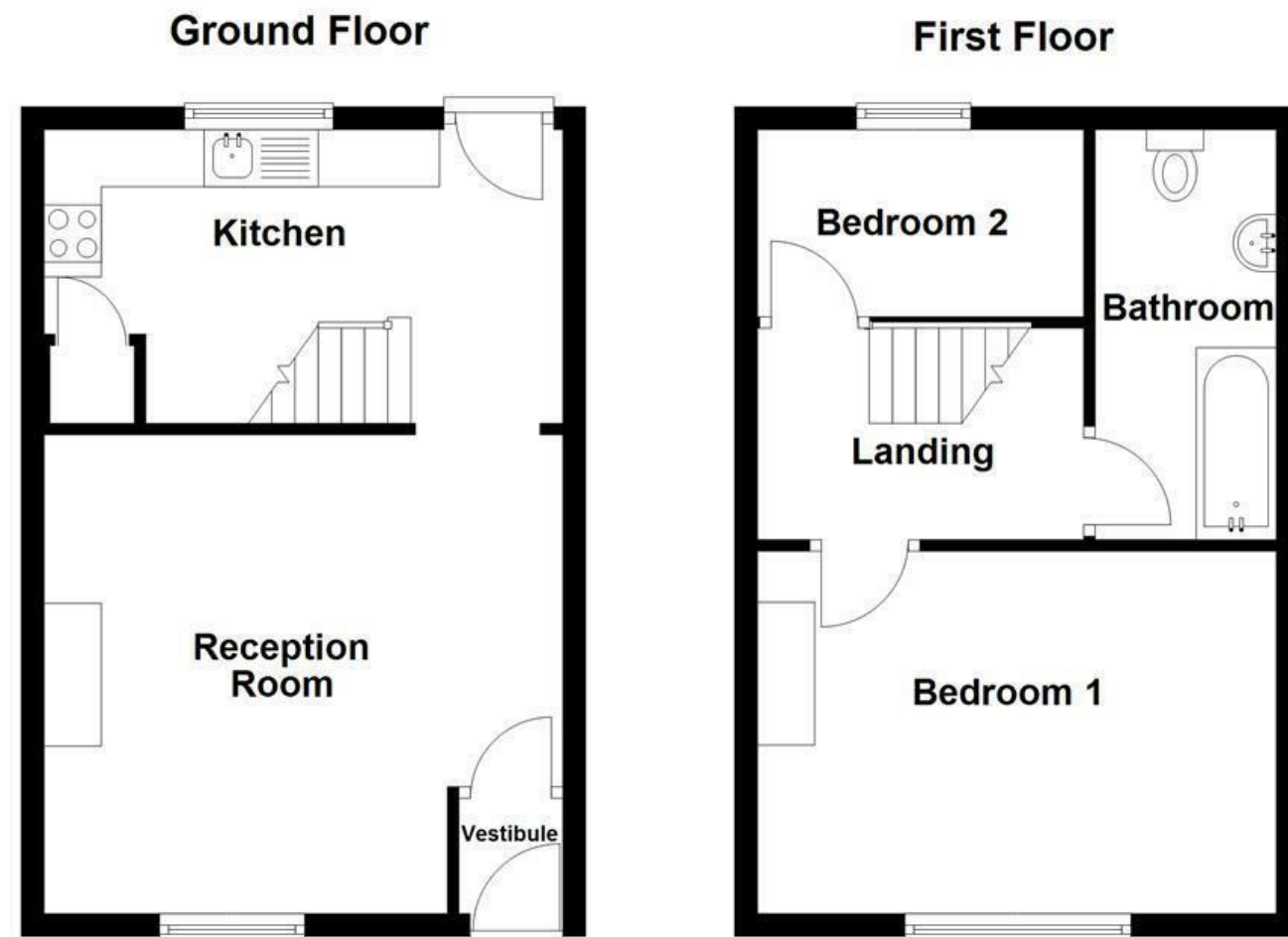




| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>81</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>60</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| 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.

## Weir Lane, Bacup, OL13 8QA

### £130,000

ENVIABLE TWO BEDROOM END TERRACE HOME WITH OFF ROAD PARKING

Situated on Weir Lane in the charming town of Bacup, this stunning house offers a perfect blend of modern living and serene surroundings. Upon entering, you will be greeted by a spacious lounge that provides an inviting atmosphere, ideal for both relaxation and entertaining guests. The modern kitchen is a standout feature, equipped with contemporary fittings that make cooking a pleasure.

This property boasts two generously sized bedrooms, each offering ample space and comfort, making them perfect for family living or as guest rooms. The large rear garden is a true gem, providing a private outdoor space where you can enjoy stunning views of the surrounding landscape. It is an excellent area for gardening, outdoor activities, or simply unwinding in the fresh air.

Additionally, the house benefits from off-road parking to the side, ensuring convenience for you and your visitors. This property is not just a house; it is a home that promises a lifestyle of comfort and tranquility. With its modern amenities and beautiful outdoor space, it is an opportunity not to be missed. Whether you are looking to settle down or invest, this charming residence in Bacup is sure to impress.

# Weir Lane, Bacup, OL13 8QA

## £130,000

 **2**  **1**  **1**  **D**

- End Terraced Properties
  - Neutral Decoration Throughout
  - On Street Parking
  - EPC Rating: D
- Two Bedrooms
  - Modern Fitted Kitchen
  - Tenure: Leasehold
- Spacious Reception Room
  - Enclosed Rear Yard With Countryside Views
  - Council Tax Band: A

### Ground Floor

#### Vestibule

3'4 x 3' (1.02m x 0.91m)  
Composite double glazed entrance door, wood effect laminate flooring and door to reception room.

#### Reception Room

14'11 x 13'9 (4.55m x 4.19m)  
UPVC double glazed window, central heating radiator, log burner stove, stone hearth, tiled surround, wood mantle, solid wood flooring, stairs to first floor and open access to kitchen.

#### Kitchen

14'1 x 5'7 (4.29m x 1.70m)  
UPVC double glazed window, central heating radiator, spotlights, smoke alarm, wall and base units, integrated oven, four burner gas hob, stainless steel sink with draining board and mixer tap, plumbing for dishwasher, plumbing for washing machine, space for fridge freezer, under stairs storage, part tiled elevation, wood effect lino flooring and composite double glazed door to rear.

### First Floor

#### Landing

9'6 x 5'9 (2.90m x 1.75m)  
UPVC double glazed window, central heating radiator, smoke alarm and door to two bedrooms and bathroom.

#### Bedroom One

15' x 10'5 (4.57m x 3.18m)  
UPVC double glazed window and central heating radiator.

#### Bedroom Two

9'4 x 5'9 (2.84m x 1.75m)  
UPVC double glazed window and central heating radiator.

#### Bathroom

12'1 x 4'7 (3.68m x 1.40m)  
UPVC double glazed window, central heating radiator, spotlights, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and electric feed shower over, tiled elevation and laminate floor.

#### External

Enclosed paved yard, stone chips and bedding areas.

