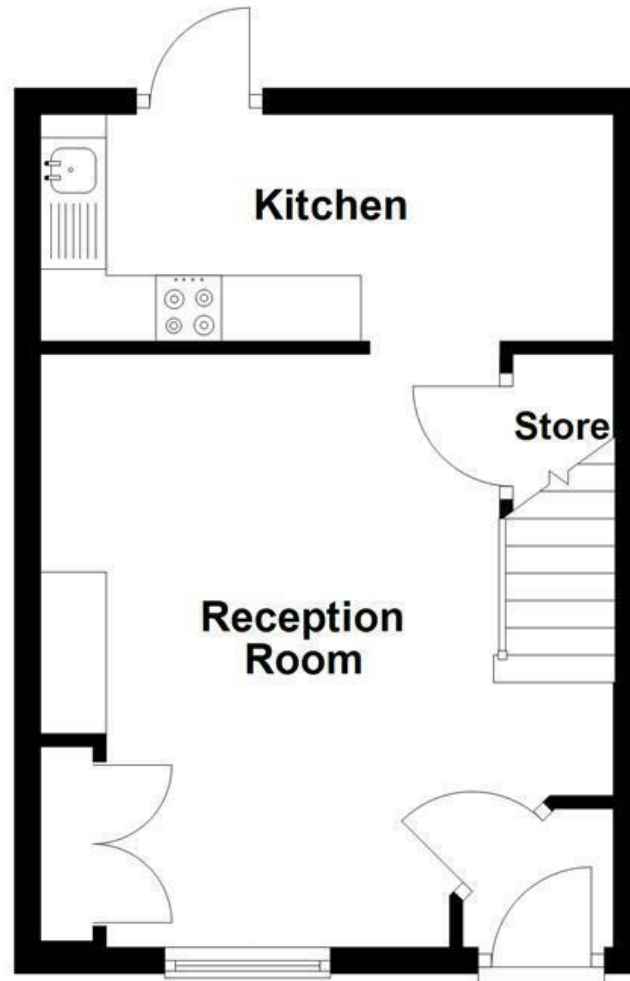
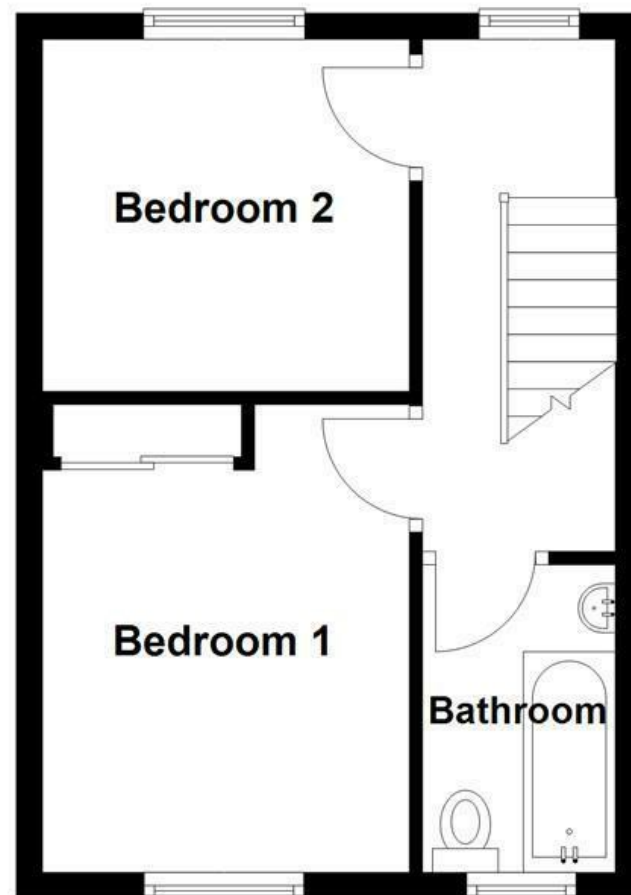



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(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 9UR

£140,000

TWO-BEDROOM TERRACE IN BACUP

Nestled on the charming Todmorden Road in Bacup, this delightful house offers a perfect blend of comfort and functionality. Upon entering, you are welcomed into a generous reception room, which provides an inviting space for relaxation and entertaining. Additionally, the adjoining well-equipped kitchen has been designed with efficiency in mind.

Upstairs, you will find two well-proportioned bedrooms, each offering ample space for rest and personalisation. The thoughtfully appointed bathroom complements the upstairs layout, ensuring convenience and comfort for all residents.

This property is ideal for those seeking a warm and welcoming home in a friendly neighbourhood. With its practical layout and inviting atmosphere, it presents an excellent opportunity for both first-time buyers and those looking to downsize. Don't miss the chance to make this charming house your new home.

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Todmorden Road, Bacup, OL13 9UR

£140,000

 **2**  **1**  **1**  **C**

- Immaculate Mid Terrace Property
 - Contemporary Fitted Kitchen
 - On Street Parking
 - EPC Rating C
- Two Bedrooms
 - Neutral Decoration Throughout
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Low Maintenance Rear Garden
 - Council Tax Band A

Ground Floor

Entrance Vestibule

3'9 x 3'6 (1.14m x 1.07m)

Composite double glazed frosted front door, electric heater, coving, wood panelled elevation and hardwood stable door to reception room.

Reception Room

13'6 x 11'11 (4.11m x 3.63m)

UPVC double glazed window with fitted shutters, two central heating radiators, coving, integrated alcove storage and shelving, wood burning stove with wooden mantel, wood effect flooring, door to under stairs storage, open to kitchen and stairs to first floor.

Kitchen

14'6 x 5'8 (4.42m x 1.73m)

Coving, range of panelled wall and base units with solid wood work surfaces, tiled splashback, ceramic sink and drainer with high spout spring mixer tap, space for oven, integrated extractor hood, space for American-style fridge freezer, plumbing for dishwasher/washing machine, boiler enclosed, wood effect flooring and UPVC door to rear.

First Floor

Landing

13'7 x 5'5 (4.14m x 1.65m)

UPVC double glazed frosted window, central heating radiator, loft access, coving, dado rail, doors leading to two bedrooms and bathroom.

Bedroom One

11'8 x 9'2 (3.56m x 2.79m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

Bedroom Two

9'5 x 9'3 (2.87m x 2.82m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

7'8 x 5'3 (2.34m x 1.60m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with traditional taps and overhead direct feed shower, extractor fan, coving and wood effect flooring.

External

Rear

Enclosed tiered garden with laid to lawn, decking and gate.



Tel: 01706215618

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