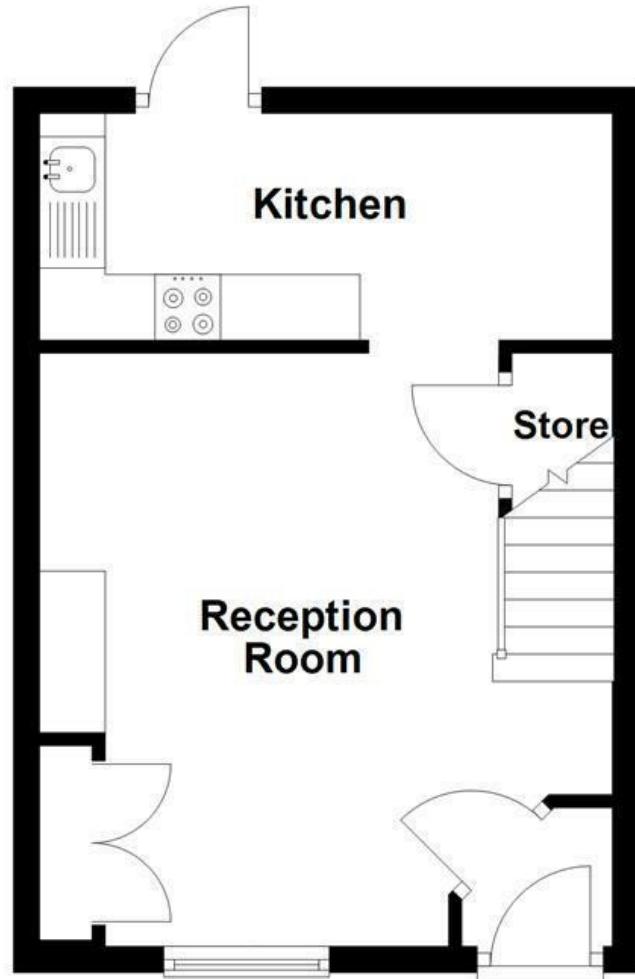
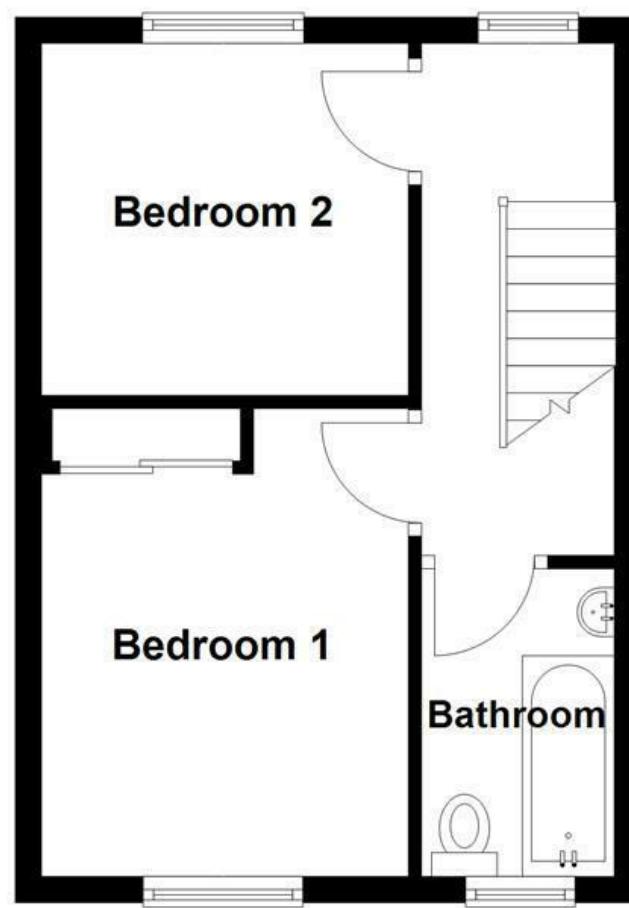


**Ground Floor**



**First Floor**



**Todmorden Road, Bacup, OL13 9UR**  
**£140,000**

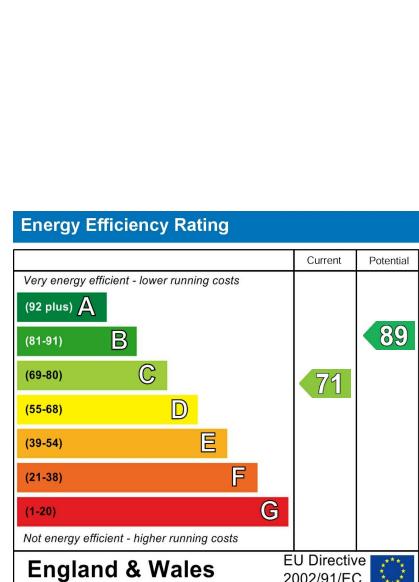
TWO-BEDROOM TERRACE IN BACUP

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.

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



# Todmorden Road, Bacup, OL13 9UR

**£140,000**



■ 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.

