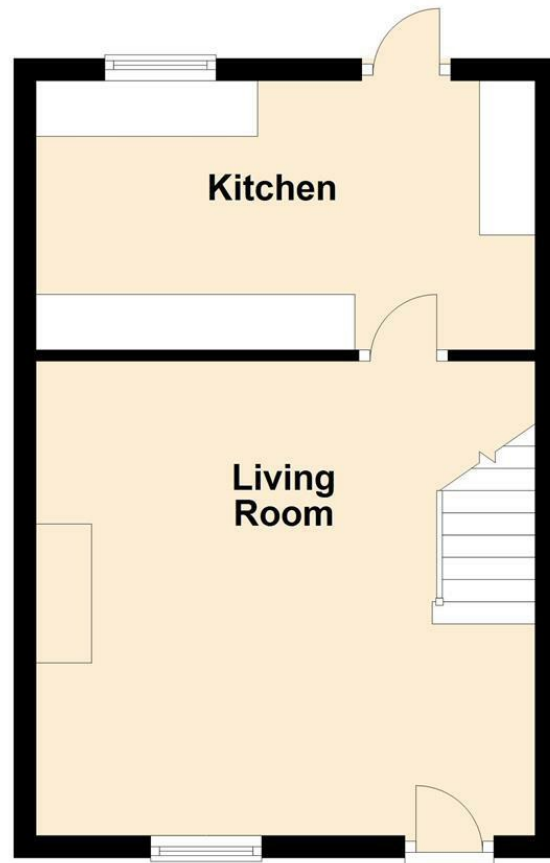
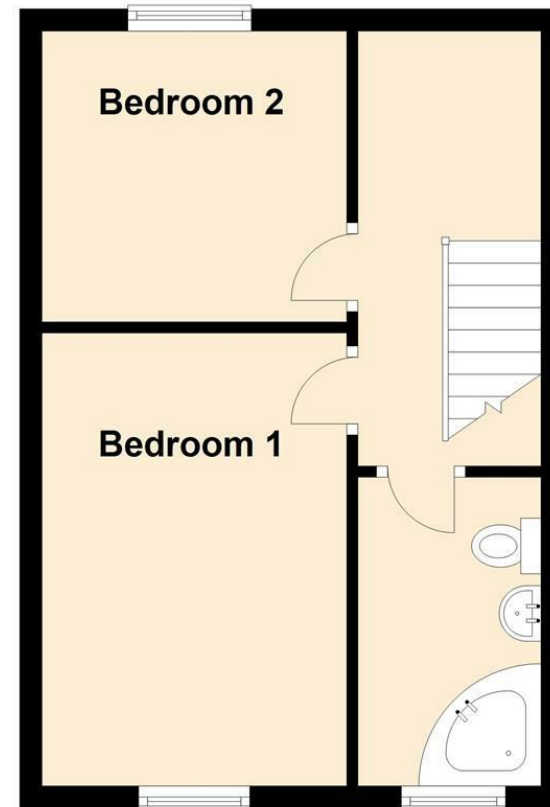


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	60	
(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.

Burnley Road, Bacup, OL13 8QE

£90,000

THE PERFECT FIRST TIME HOME

Keenans are delighted to bring this quietly situated property to the market in the area of Weir. The property boasts a spacious living room, a bright fitted kitchen with a brand new boiler, two good sized bedrooms a three piece bathroom suite and an enclosed rear garden. This property is in close proximity to local amenities, is near well regarded schools such as Northern Primary School who offer events for the whole village. The welcoming village of weir has bus links to popular towns like: Burnley, Rawtenstall and Todmorden.

The property comprises briefly: Entrance through the front door to the deceptively spacious living room which has stairs to the first floor landing and a door providing access to the bright kitchen. From the kitchen, there is a door leading to the rear. To the first floor, there is a landing with access to two bright bedrooms and a three piece bathroom suite.

Externally, to the rear of the property; there is an enclosed paved yard which has a gate leading to a shared access lawn area.

For any further information, or to arrange any viewings, please contact the Rawtenstall team at your earliest convenience.

Burnley Road, Bacup, OL13 8QE
£90,000

2 1 1 D

- Mid Terrace Property
 - Enclosed Garden
 - Two Bedrooms
- Perfect First Home
 - Well Presented
 - Fitted Kitchen
- Spacious Rooms
 - Close to schools
 - Conveniently Located

Ground Floor

Living Room

14'8 x 13'9 (4.47m x 4.19m)
Central heating radiator, UPVC double glazed window, smoke alarm, log burner, television point, stairs to first floor landing, door to kitchen.

Kitchen

14'9 x 8 (4.50m x 2.44m)
Central heating radiator, UPVC double glazed window, wood wall and base units, laminate worktops, stainless steel sink with drainer and mixer tap, Range Master double oven, five ring gas hob, plumbing for washing machine and dishwasher, space for fridge freezer and dryer, smoke alarm, laminate flooring, UPVC double glazed door to rear, Logik boiler.

First Floor

Landing

13'4 x 5'1 (4.06m x 1.55m)
Smoke alarm, access to attic, doors to the bathroom and two bedrooms.

Bedroom One

13'9 x 9'6 (4.19m x 2.90m)
Central heating radiator, UPVC double glazed window, television point.

Bedroom Two

9'7 x 8 (2.92m x 2.44m)
Central heating radiator, UPVC double glazed window.

Bathroom

8'3 x 5'1 (2.51m x 1.55m)
Central heating radiator, UPVC double glazed frosted window, dual flush W/C, pedestal wash basin, corner bath with direct feed shower overhead, part tiled elevations, tiled flooring.

