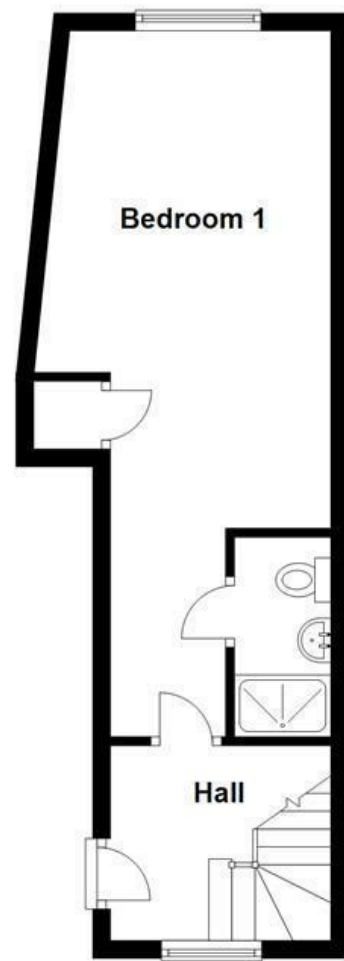
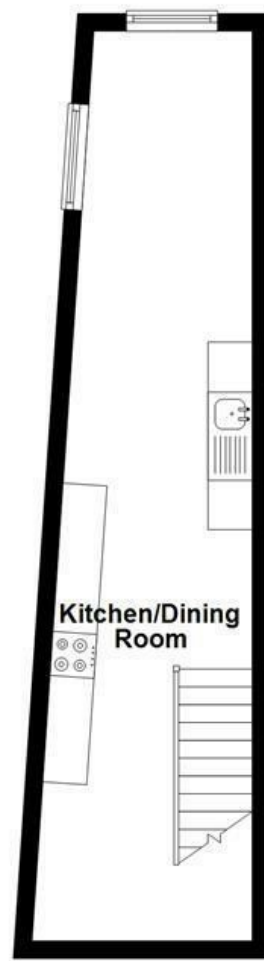


Ground Floor



Lower Ground 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 0UE

### Offers Over £100,000

FLAT IN DESIRED LOCATION BEING SOLD WITH TENANT IN SITU

Situated in a popular area of Bacup sits this newly renovated one bedroom apartment. The property boasts a spacious living room, a bright fitted kitchen, one bedroom and a modern three piece shower room. This property is perfect for rental investment, a couple or someone looking to downsize. Located just a short drive to the town centre of Rawtenstall where there are a range of shops, cafes and restaurants. Whilst also being close to well regarded schools, local amenities and close to accessing major commuter routes leading to Ramsbottom, Bury and Manchester.

The property comprises briefly, to the ground floor; entrance through to the hallway which has stairs leading to the first floor. To the first floor there is a spacious living room with stairs leading to the second floor and doors providing access to the shower kitchen and boiler cupboard. The kitchen is fitted with modern wall and base units. To the second floor there is a landing with a door providing access to the bedroom. The bedroom has a door leading to the three piece shower room.

View early to avoid disappointment! Contact our Rossendale team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansestateagents

# Newchurch Road, Bacup, OL13 0UE

## Offers Over £100,000

 1  1  1  C

- Council Tax Band A
- On Road Parking
- Nearby Amenities
- Leasehold Property
- No Chain Delay
- Modern Fixtures
- EPC Rated C
- Composite Fitted Kitchen
- Ideal First Time Property

### Ground Floor

#### Hallway

7'03 x 6'05 (2.21m x 1.96m )  
UPVC double glazed window, central heating radiator, fitted wardrobes, stairs to the lower ground floor, door to bedroom one.

#### Bedroom One

27'01 x 7'10 (8.26m x 2.39m )  
UPVC double glazed window, two central heating radiator, fitted blinds, fitted blinds, spotlights, television point, doors to boiler cupboard and shower room.

#### Shower Room

7'05 x 2'11 (2.26m x 0.89m )  
Central heating towel rail, dual flush W/C, wall mounted wash basin with mixer taps, main feed shower, rainfall head, rinse head, tiled elevations, tile effect floor.

### Lower Ground Floor

#### Kitchen / Living Room

34'02 x 10'03 (10.41m x 3.12m )  
Two UPVC double glazed windows, two central heating radiators, gloss wall and base units, laminate worktops, composite sink with drainer and mixer taps, four ring electric hob, extractor hood, oven, fridge/freezer, plumbing for washing machine, spotlights, television point, fitted blinds, wood effect floor, open to living area, fuse box.



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