



## Cooper Street, Bacup, OL13 8DT

£115,000

SPACIOUS MID TERRACE

Nestled on Cooper Street in Bacup, this charming mid-terrace house is the epitome of a cosy family home. Boasting three generously sized bedrooms, this property offers ample space for a growing family or those in need of extra room.

With one bathroom and two reception room, this property is designed to cater to the needs of a modern family while exuding a warm and welcoming atmosphere. The layout of this house maximises the use of space, ensuring that every corner is utilised efficiently.

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>			
(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.

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- Exceptional Mid Terrace Property
- Bursting with Character
- Ideal First Time Buy With Viewing Essential
- Three Bedroom
- On Street Parking
- EPC TBC
- Two Reception Rooms
- Tenure Leasehold
- Council Tax Band A

## Ground Floor

### Entrance Hallway

14'6 x 5'4 (4.42m x 1.63m)

### Reception Room One

11'11 x 11'4 (3.63m x 3.45m)

### Reception Room Two

12'9 x 8'5 (3.89m x 2.57m)

### Kitchen

16'8 x 4'10 (5.08m x 1.47m)

## Lower Ground Floor

### Cellar

15'10 x 10'4 (4.83m x 3.15m)

## First Floor

### Landing

18'9 x 5'3 (5.72m x 1.60m)

### Bedroom One

10'8 x 9'8 (3.25m x 2.95m)

### Bedroom Two

11'3 x 9'7 (3.43m x 2.92m)

### Bedroom Three

8' x 6'5 (2.44m x 1.96m)

### Bathroom

9'11 x 4'10 (3.02m x 1.47m)



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