



13 Captain Street, Bacup, Lancashire. OL13 8QG

- Occupying a quiet back water position
- Popular rural location
- Immaculately presented throughout
- Eye catching open plan living accommodation
- Modern range of fitted kitchen units
- One generous bedroom with a range of fitted wardrobes
- Modern three piece bathroom suite
- Private, low maintenance garden
- Warmed by gas central heating
- Perfect for anyone looking for their first home
- Council tax - Band A
- Off road parking
- Impressive open aspect to the front
- Early viewing is considered a must!



PROPERTY DESCRIPTION

Occupying a quiet, back water position we are delighted to offer for sale this immaculately presented character property found in the heart of rural Weir, and only a short walk from the popular 'Anna's' cafe. The accommodation boasts impressive open views to the front and comprises of: an eye catching open plan reception room having a range of modern fitted kitchen units and patio doors leading into the garden, one large double bedroom with a range of fitted furniture and a modern three piece bathroom suite. Externally the property boasts a private, low maintenance garden with artificial turf and a seating area. Car parking can be found to the front of the property. Perfect for anyone looking for their first home. EPC - D. Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor

Open Plan Living Room

4.86m x 4.23m (15' 11" x 13' 11")

First Floor

Bedroom One

4.23m x 2.63m (13' 11" x 8' 8")

Bathroom

1.86m x 1.85m (6' 1" x 6' 1")

Outside

Garden

Additional Information

Further Information

The property is on a leasehold title with the residue of a 999 year term remaining.

There are no restrictive covenants listed on gov.uk

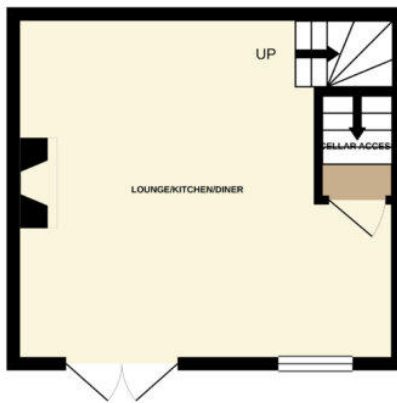
The property is located in an area considered to low risk for surface water flooding.

Broadband and mobile coverage is offered by a number of providers according to ofcom.



FLOORPLAN & EPC

GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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