

£129,995 Leasehold



12 Brearley Street, Bacup, Lancashire  
OL13 8LJ



## PROPERTY DESCRIPTION

!! Offered for sale with vacant possession - no onward chain !! We are delighted to offer for sale this sizeable mid terrace home found just a short drive from both Bacup and Rawtenstall town centres. The accommodation is spread over three storeys and comprises of: one welcoming reception room, a separate dining room, fitted kitchen with utility space, two first floor bedrooms and a three piece bathroom suite, with a loft conversion offering a sizeable space for any willing purchaser. The property is warmed by gas central heating, and is Upvc double glazed throughout. There is a low maintenance yard to the rear. Council Tax - A. EPC - D. Early viewing is considered a must!

## FEATURES

- Offered for sale with vacant possession - no onward chain
- Ideal for anyone looking for their first home
- Suitable for buy to let investment
- Popular central location
- A welcoming reception room, with a separate dining room just off
- Fitted kitchen with utility space
- Two first floor bedrooms
- Three piece bathroom suite
- Loft conversion with potential for a third sleeping area
- Warmed by gas central heating and being Upvc double glazed throughout
- Low maintenance rear yard
- EPC - D
- Council Tax - Band A
- Early viewing is considered a must!





## ROOM DESCRIPTIONS

### Ground Floor

Sitting Room

Dining Room

Kitchen with utility space

### First Floor

Bedroom One

Bedroom Two

Bathroom

### Loft Conversion

Loft Room

### Outside

Yard

## Further Information

### Further Information

The property is on a leasehold title, with the residue of a 999 year lease remaining, and the annual ground rent being just over £1.

The property is located in an area considered to be low risk for surface water flooding, and the long term risk is assessed as the same.

Mobile coverage is offered by a number of providers, and ultrafast is available.

Council Tax - Band A

EPC - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(65-80)	C	83
(55-68)	D	
(39-54)	E	60
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		