



HOWARTH'S
ESTATE AGENTS



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ESTATES

4 GORDON STREET, BACUP, OL13 8DH
£70,000



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WHAT THE PROPERTY OFFERS?

This generous home is well laid out over three floors with good sized rooms and is immaculately presented throughout to provide spacious and tasteful accommodation which is in "move in" condition. The stain glassed entrance vestibule leads to the large square lounge which is capable of accommodating plenty of furniture, the kitchen is nicely fitted and leads to an understairs storage cupboard / pantry and to a rear entrance area. On the first floor, the master bedroom is huge and has fitted wardrobes the full length of one wall, there is a second bedroom to the rear with practical laminate flooring and a modern white three piece bathroom. From the landing, stairs lead up to the second floor where there is a brilliant attic - tall, deep and well presented with a radiator and a Velux window to the rear; this room has doors to the eaves storage areas. To both the front and rear of the property it is possible to park a vehicle and it has an enclosed private rear yard. Gordon Street is the end row of these terraced properties off Burnley Road situated behind the River Irwell and therefore, to the front, it is not directly overlooked and across the road is a childrens' park. The property is conveniently



located for Thorn Primary School and also within a mile of Northern Primary School. Countryside is only a short walk away and Bacup Cricket and football club are around the corner too. The town centre and its amenities are a 10 minute walk away.

DIRECTIONS

From Bacup town centre, proceed along the A671 towards Burnley for approximately half a mile. On the right hand side you will see the Irwell Inn, turn right just before this and bear left with it to the end of the terraced rows of houses. Gordon Street is the last street on the right hand side.

PROPERTY INFORMATION

Council tax band A. Tenure leasehold on residue of a long lease subject to a nominal annual ground rent which has not been collected in recent years. Gas central heating, Worcester boiler. Upvc double glazed windows and doors (except Velux skylight in the attic). Fitted carpets/floor coverings included in the sale. Gas meter located externally to the rear. Electric meter and consumer unit located in understairs storage cupboard. Water - the property is on a standard tariff.

GROUND FLOOR

VESTIBULE

Upvc front entrance door and with traditional stained glass retained and door to:

LOUNGE

14' 5" x 13' 6" (4.40m x 4.13m) a good sized square room, nicely presented with neutral décor and with window to the front, pebbled effect electric fire encased within modern surround, chrome ceiling light fitting and door to:

KITCHEN

11' 2" x 11' 9" (3.42m x 3.59m) good sized, nicely proportioned, well presented and fitted with range of beech finish base and wall units with grey working surfaces, tiled flooring and part tiled walls, chimney breast retained, inbuilt electric oven and four ring hob with extractor fan over, inset circular sink with drainer overlooking the rear yard, space for washing machine, fridge and freezer, wall mounted Worcester boiler, door to understairs storage cupboard and door to rear entrance area.





REAR ENTRANCE AREA

with upvc rear entrance door and staircase rising to first floor off.

FIRST FLOOR

LANDING

with doors to rooms off and staircase rising to second floor off.

BEDROOM 1

13' 6" x 12' 6" (4.14m x 3.82m) (2nd measurement increases to 4.41m if including the fitted wardrobes), a huge double bedroom, nicely presented with window to the front and mirror fronted wardrobes running the full length of one wall.



BEDROOM 2

9' 4" x 5' 5" (2.85m x 1.67m) a nicely proportioned single bedroom with laminate flooring and window to the rear.

BATHROOM

8' 2" x 5' 5" (2.50m x 1.67m) fitted with modern three piece suite in white comprising bath with Triton electric shower over, wash basin and w.c., open shelved cupboard, wall tiling and mosaic style vinyl flooring.



SECOND FLOOR

ATTIC

16' 9" x 11' 7" (5.12m x 3.55m) a very big, tall room, well presented with radiator, Velux skylight window to the rear and access to under eaves areas at both the front and the rear.

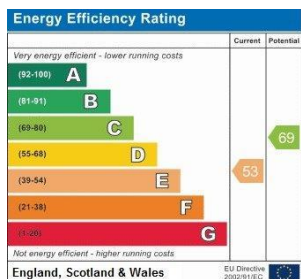
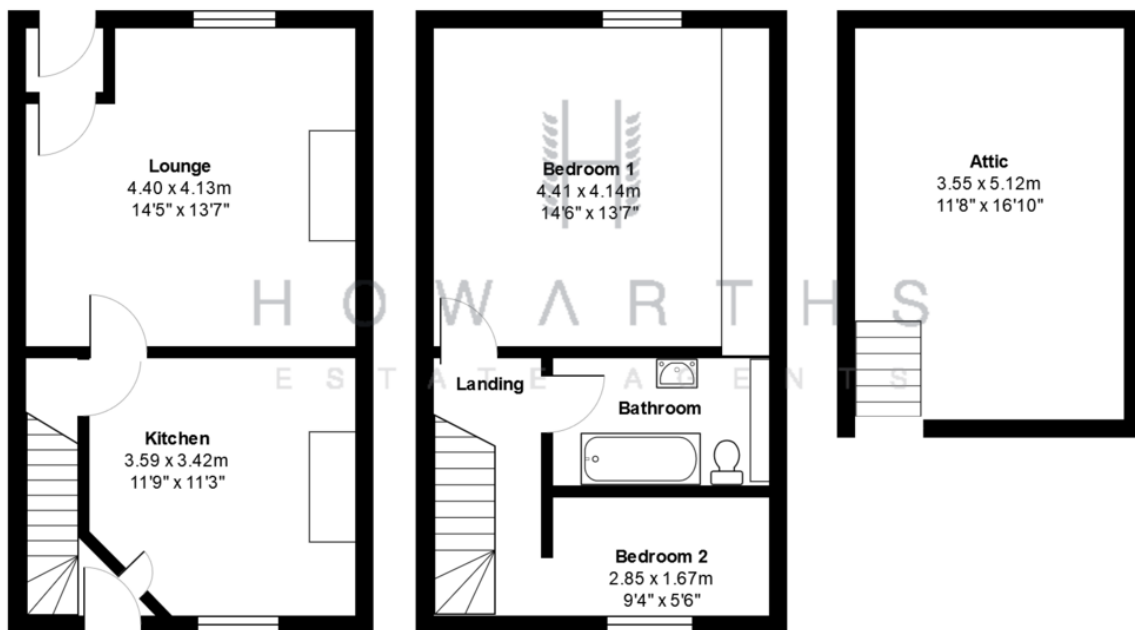
EXTERNAL

PRIVATE REAR YARD

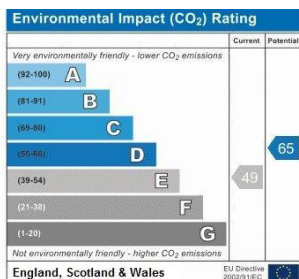
level, walled, paved and enclosed with gateway to communal back street.







Address:
4 Gordon Street, Bacup



England, Scotland & Wales