



HOWARTH'S
ESTATES



2 Brearley Street
Stacksteads, Bacup, OL13 8LJ

Asking Price Of £80,000

Property Features

- Stunning stone end terrace
- 2 storey rear extension
- 2 reoops + fitted kitch
- 3 1st flr beds + large attic
- Cobbled row. Convenient spot.
- South facing rear yard
- Gas CH. Upvc. Replastered.
- No chain. EPC E.

Full Description

WHAT WE LIKE ABOUT IT?

Situated on a nice cobbled street just off Newchurch Road, (very handy for local shops and the bus route which heads towards Rawtenstall and Rochdale), is this beautiful, large, stone end of terraced property which benefits from a side south facing rear yard and which has recently been restored and refurbished and is of superb presentation. It has two great reception rooms - square arched opening between and a bright fitted kitchen. On the first floor are three bedrooms - a double with fitted robes and two evenly proportioned generous single rooms and a spacious three piece bathroom. A staircase leads to a fantastic attic / studio room on the second floor. The property has had much replastering, and renewed joinery, Décor throughout is white and the new carpets are grey providing a contemporary blank canvas for the next occupants for a home that is in "move in" condition.

WHAT THE VENDOR SAYS?

2 Brearley Street is a fantastic family home. My family grew up here and we made many happy memories. The area is a nice family orientated area so children can make lifelong friends as mine did. The neighbours are lovely friendly people and have lived next door for over 20 years. The home is spacious with 3 bedrooms and a large attic which we used as a play room then later on an office. To the rear there is an enclosed yard to enjoy in the summer months!

WHERE IT IS?

Brearley Street is just off Newchurch Road, Stacksteads (A681) - the main road which runs between Bacup and Stacksteads. The street lies between numbers 213 and 215 Newchurch Road.



FURTHER PROPERTY INFORMATION!

Upvc double glazing. Gas central heating (boiler to be installed). Modern panelled interior doors. Replastering and renewed joinery. Renewed carpets throughout (apart from moppable floor surfaces). Renewed laminate flooring to dining room. Blinds & contemporary light shades. Walled and paved rear yard (restored in recent years). Asphalted ground floor.

GROUND FLOOR

ENTRANCE VESTIBULE

with Upvc front entrance door and further door to:

LOUNGE

14' 8" x 13' 7" (4.48m x 4.16m)

(2nd measurement reduces where chimney breast and vestibule are situated). A large room with window to front and chimney breast with display niche, open square archway through to:

DINING ROOM

10' 10" x 7' 1" (3.31m x 2.16m)

(1st measurement widens where staircase is located to 4.14), with walnut wood effect laminate flooring contrasting the decor, window overlooking rear yard, door to understairs storage cupboard, meter cupboard, open staircase rising to first floor off with balustrade and newel post, open doorway to kitchen off.

KITCHEN

10' 11" x 6' 6" (3.35m x 1.99m)

fitted with range of units with beech finish doors and composite working surfaces over, inset sink, recess and plumbing for automatic washing machine, inbuilt electric oven and gas hob, integrated fridge and freezer, tiled floor, window and exterior door to rear yard.

FIRST FLOOR

LANDING

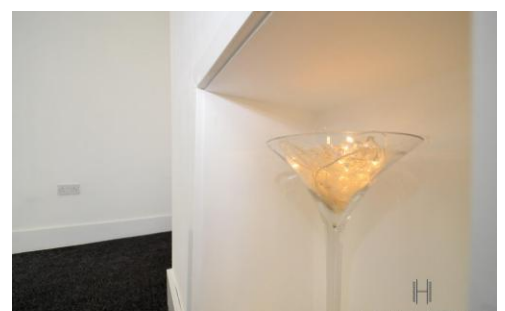
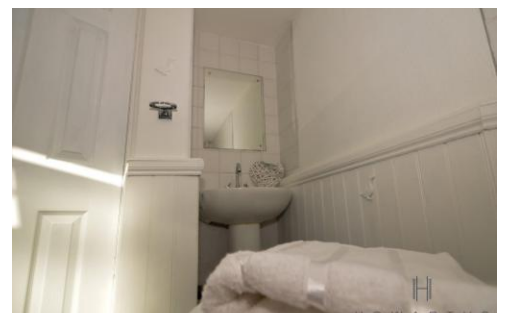
with balustrade to stair well, panelled doors to rooms off and staircase rising to second floor off.

BEDROOM 1

12' 4" x 8' 7" (3.78m x 2.64m)

(1st measurement does not include recess where floor to ceiling robes are fitted, (0.54m deep) & 2nd





measurement does not include door recess). A nicely proportioned double room situated above the lounge with window to front and wardrobes to one wall.

BEDROOM 2

9' 4" x 6' 7" (2.86m x 2.01m)

situated above kitchen, a generous single room with window overlooking side / rear allowing plenty of natural light.

BEDROOM 3

8' 2" x 6' 4" (2.51m x 1.94m)

situated above the dining room, a further generous single room window to rear providing plenty of natural light also.

BATHROOM

spacious with window to side and fitted with three piece suite in white comprising w.c., wash basin, bath with shower over and screen, tiled walls and tiled effect laminate flooring.

SECOND FLOOR

ATTIC / STUDIO ROOM

13' 3" x 11' 11" (4.04m x 3.65m)

presented to same standard as the rest of the property, with brilliant floor space and good head room, door to rear eaves, central heating boiler and window to side.

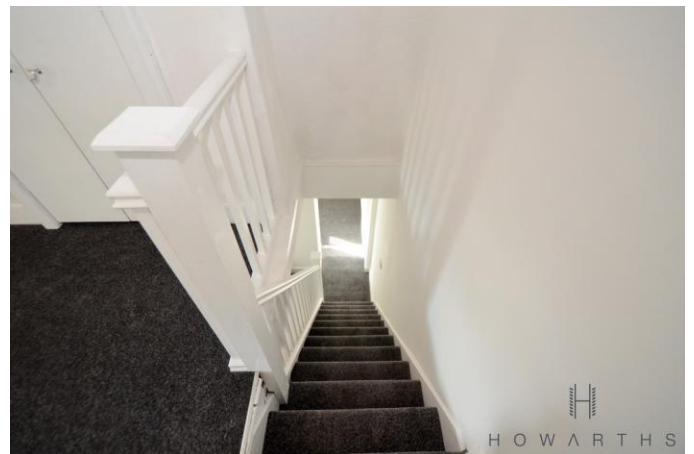
EXTERNAL

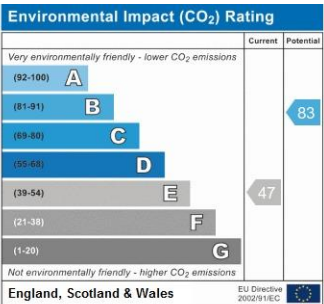
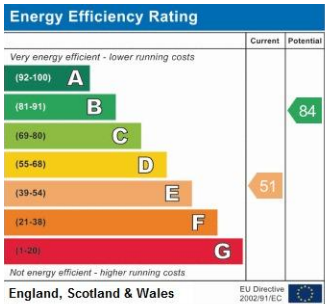
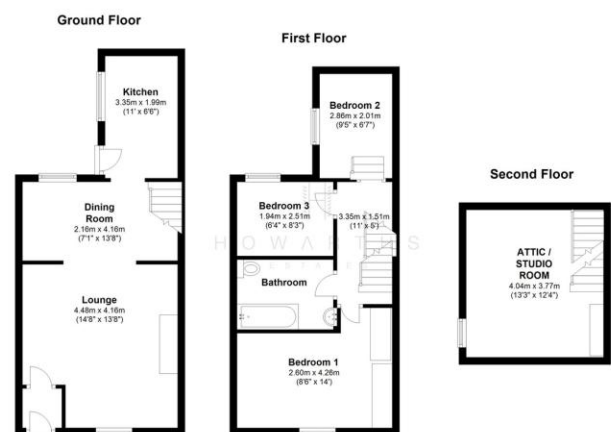
PRIVATE REAR YARD

refurbished in recent years together with neighbouring properties under the regeneration scheme, paved, walled, enclosed with wrought iron gateway opening to back street, catching the afternoon / evening sunshine.

TECHNICAL INFORMATION

Council Tax band A. Tenure long leasehold, ground rent not collected in recent years. Gas central heating (boiler to be installed). Gas meter in dining room cupboard. Electric meter and consumer unit in understairs storage cupboard of ground floor. Presently no water meter fitted. Stopcock in cupboard in dining room.





Address:
2 Brearley Street, Stacksteads

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements