



HOWARTH'S  
ESTATE AGENTS

HOWARTH'S  
ESTATES

31 Inkerman Street  
, Bacup, OL13 9JD

- 4 Bed end terrace
- 2 Reception rooms
- Utility Room
- Downstairs Toilet

£525 PCM  
EPC Rating 'E'



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## Property Description

### WHAT WE LOVE!

If Doctor Who needed a home then this would be it! There are rooms a plenty and the owner has definitely maximised the storage spaces to there full potential - loads of cupboards everywhere!! The house is finished to a very high standard indeed and is just waiting for its next family to move in and enjoy this substantial home!

### LOUNGE

13' 5" x 14' 2" (4.11m x 4.32m) Spacious lounge with gorgeous log burner, radiator and leads into the second reception room

### DINING ROOM

13' 2" x 10' 8" (4.02m x 3.26m) Large dining room complete with storage under the stairs and also a cupboard to hang coats. The stairs lead off this room and also leads to the



## Kitchen area.

### KITCHEN

9' 6" x 5' 10" (2.9m x 1.8m) Modern kitchen fitted with electric oven and hob, sink, a range of base and wall units and space for a fridge / freezer and a washer / dish washer. The kitchen leads into the dining room and utility.

### UTILITY ROOM

6' 6" x 3' 11" (2.0m x 1.2m) Very useful utility room that has plumbing in place for a washer and a small corner mounted sink unit. The downstairs toilet and rear yard is accessed from the utility room.



### REAR ACCESS

Gated and covered rear access which could easily store a couple of bikes and has the benefit of being covered by clear glass.

### BEDROOM 1

13' 6" x 7' 10" (4.12m x 2.4m) A substantial master bedroom that is carpeted and has a radiator fitted. The window has an outlook to the front of the house.



### BEDROOM 2

6' 2" x 10' 5" (1.88m x 3.2m) Excellent sized second bedroom that is carpeted and has a radiator fitted. The window has an outlook to the front of the house.

### BATHROOM

7' 8" x 3' 11" (2.36m x 1.2m) Family bathroom complete with Bath, Shower, Toilet and Sink. A central heated Chrome towel rail is also fitted.

### LANDING

The landing that leads to the second floor has excellent storage cupboards built in under the stairs. The landing also has french doors (non opening) that look out to the rear of the property.

### BEDROOM 3

13' 0" x 8' 0" (3.98m x 2.46m) Good sized 3rd bedroom with carpet, radiator and Velux window. The ceiling does slope as it follows the contour of the roof but there is still ample room for a bed and storage.

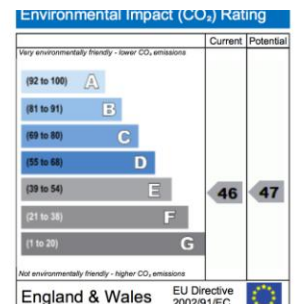
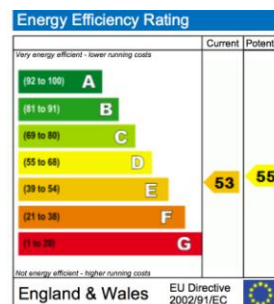
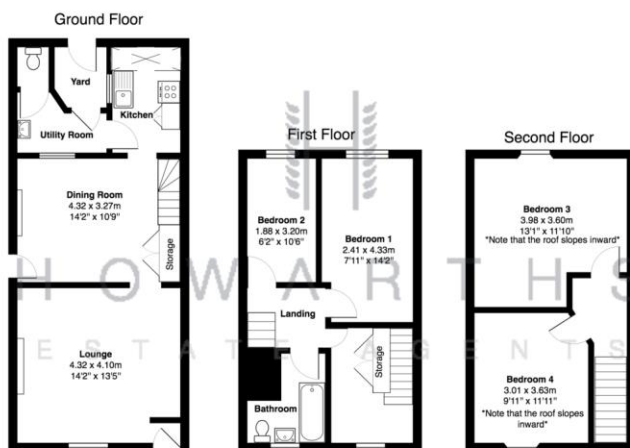






#### BEDROOM 4

8' 1" x 9' 10" (2.47m x 3.01m) The 4th bedroom is also fitted with carpet, radiator and Velux window. As with the 3rd bedroom the ceiling does slope as it follows the contour of the roof but there is still ample room for a bed and storage.



Kingfisher Business  
Centre  
Burnley Road  
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www.howarthsestates.co.uk  
hello@howarthsestates.co.uk  
01706 893743

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