



Miller Metcalfe

WHY SETTLE FOR LESS?



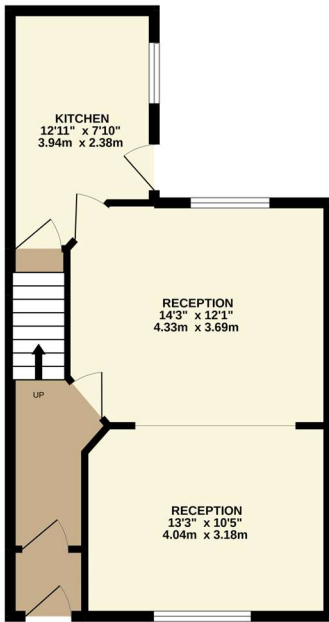
**Brandwood Road, Bacup,
Lancashire, OL13 0NU**

Asking Price: £165,000

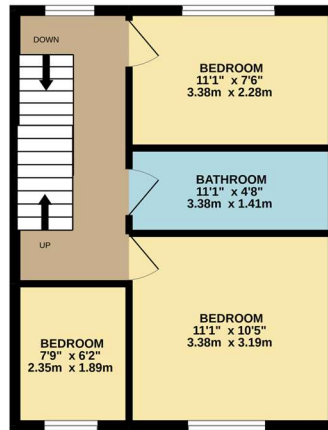
**** NO CHAIN ** INTERNAL PHOTOS COMING SOON **** Substantial four bedroom semi-detached property offered for sale with no onward chain. The light and spacious accommodation briefly comprises of entrance hall, living room, dining room, fully fitted kitchen, three first floor bedrooms and the bathroom. The location is highly desirable, within easy access to a range of amenities including popular schools and Rawtenstall Town Centre with shops, restaurants and great transport links. The motorway network is also within a short commute. Externally there is a private enclosed yard to the rear. Further benefits include gas central heating and double glazing throughout. Viewing comes highly recommended to fully appreciate the accommodation on offer.



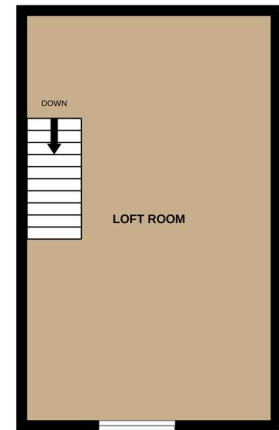
GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



2ND FLOOR
312 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.