



Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BLO 9HX

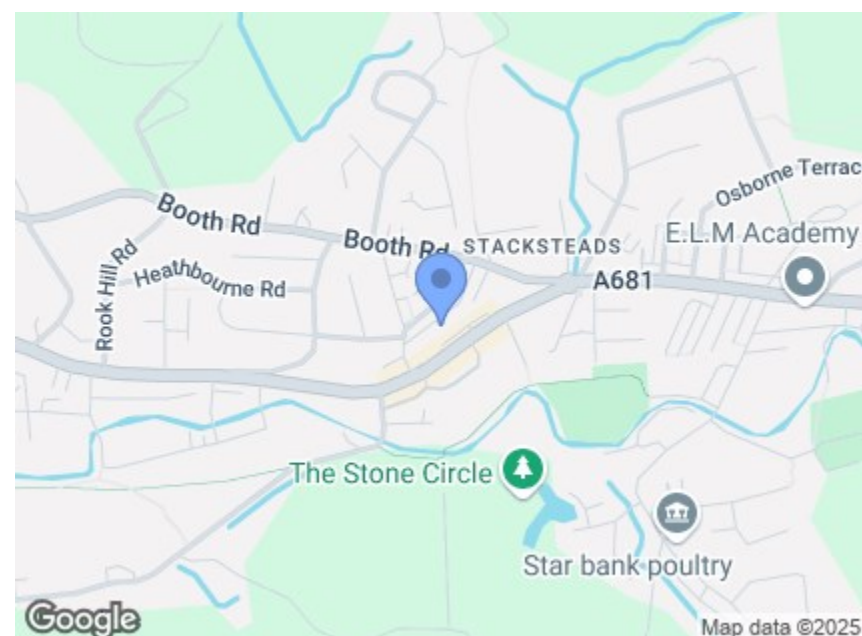
CHARLES LOUIS

E [propertyenquiries@charleslouis.co.uk](mailto:propertyenquiries@charleslouis.co.uk)  
T 0161 959 0166  
[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)

HOMES LIMITED



GROSS INTERNAL AREA  
TOTAL: 63 m<sup>2</sup>/686 sq.ft  
BASEMENT: 6 m<sup>2</sup>/69 sq.ft, GROUND FLOOR: 20 m<sup>2</sup>/218 sq.ft  
FIRST FLOOR: 24 m<sup>2</sup>/258 sq.ft, SECOND FLOOR: 13 m<sup>2</sup>/141 sq.ft  
EXCLUDED AREAS: PORCH: 1 m<sup>2</sup>/12 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions

From our central Ramsbottom office head towards Rawtenstall on the A56. Take the A682 slip road on the right to Rawtenstall, then at the roundabout, take the 1st exit onto A682. Sharp right onto Bury Rd/A682, then turn left onto Bocholt Way/A681. At the roundabout, take the 2nd exit onto Bacup Rd/A681, at the next roundabout, take the 2nd exit and stay on Bacup Rd/A681. At the roundabout, take the 1st exit onto Booth Rd and then turn left onto Plantation St.

## 10 Plantation Street , Bacup, OL13 0QX

Offers over £80,000



- Well Presented End Terraced Two Bedroom Property
- Ideal for First Time Buyers & Investors
- Located In A Quiet & Well sought After Location
- Close Distance to Local Amenities & Transport Links
- Sold With No Chain
- Reception Room, Kitchen & Cellar
- Gas Central Heating & Double Glazing Throughout
- A Must See!!! To Appreciate Potential & Location Of Property

# 10 Plantation Street , Bacup, OL13 0QX

**\*\*\*SOLD WITH NO CHAIN\*\*WELL PRESENTED TWO BEDROOM DOUBLE FRONTED TERRACED PROPERTY\*\*LOCATED IN A WELL SOUGHT AFTER AREA\*\*IDEAL FOR FIRST TIME BUYERS OR INVESTORS\*\*\***Charles Louis homes are pleased to bring to the market this two-bedroom end-terrace property located in a tranquil and desirable neighbourhood. This charming home is ideal for first-time buyers eager to step onto the property ladder, as well as for investors seeking a valuable addition to their portfolio. Positioned in a quiet, popular area, the property offers a peaceful setting while remaining conveniently close to essential amenities and transport links, ensuring easy access to public transportation for effortless commuting and travel.

As an end-terrace, this property provides additional privacy and a larger plot than mid-terrace homes, a feature that appeals to those valuing extra space and seclusion. The property includes two spacious bedrooms, offering ample room for a small family, couples, or individuals. The layout is thoughtfully designed to maximize comfort and functionality, creating an inviting space ready to be personalized and made uniquely your own.

## Porch

10'5 x 3'11 (3.18m x 1.19m)

Front facing wood door opens into the hallway with front elevated double glazed window

## Living Room

11'3 x 12'9 (3.43m x 3.89m)

Front elevated double glazed window, with carpet floors, feature electric fire, gas central heating radiator, TV point, telephone point, and power points



## Kitchen

4'7 x 6'9 (1.40m x 2.06m)

Front elevated double glazed window with laminated flooring and access to cellar. Fitted with a range of wall and base units with contrasting surfaces, inset sink and drainer unit, with integrated space for oven, freezer, and plumbing for washing machine.



## First Floor Landing

4'0 x 9'2 (1.22m x 2.79m)

Access to 2 bedrooms and bathroom with loft access

## Bedroom One

10x 13'7 (3.05m x 4.14m)

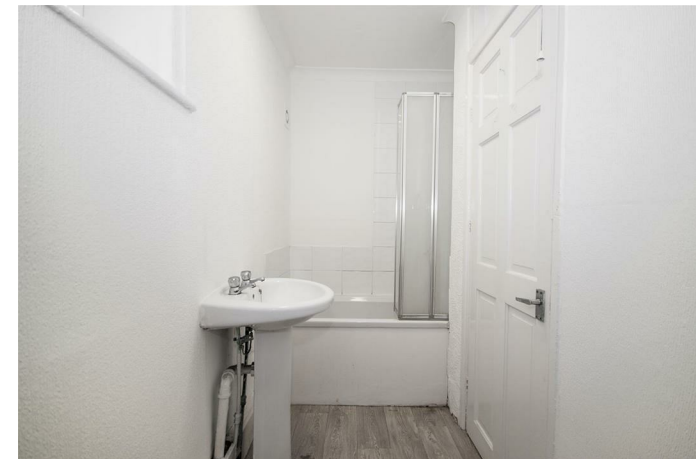
Front elevated double glazed window, fitted wardrobes, gas central heating radiator, and centre ceiling light.



## Bathroom

10'5 x 3'11 (3.18m x 1.19m)

Partly tiled bathroom with laminate flooring, side elevated double glazed window, gas central heating radiator, and three piece bathroom suit comprising: panel enclosed bath with electric shower over and screen, low flush WC, hand wash basin with pedestal



## Bedroom Two

12'10 x 8'4 (3.91m x 2.54m)

Rear elevated double glazed window, with fitted wardrobes, gas central heating radiator and centre ceiling lighting



## Cellar

9'4 x 5'6' (2.84m x 1.68m')



Tenure -  
Council Tax - Rossendale Band A