



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

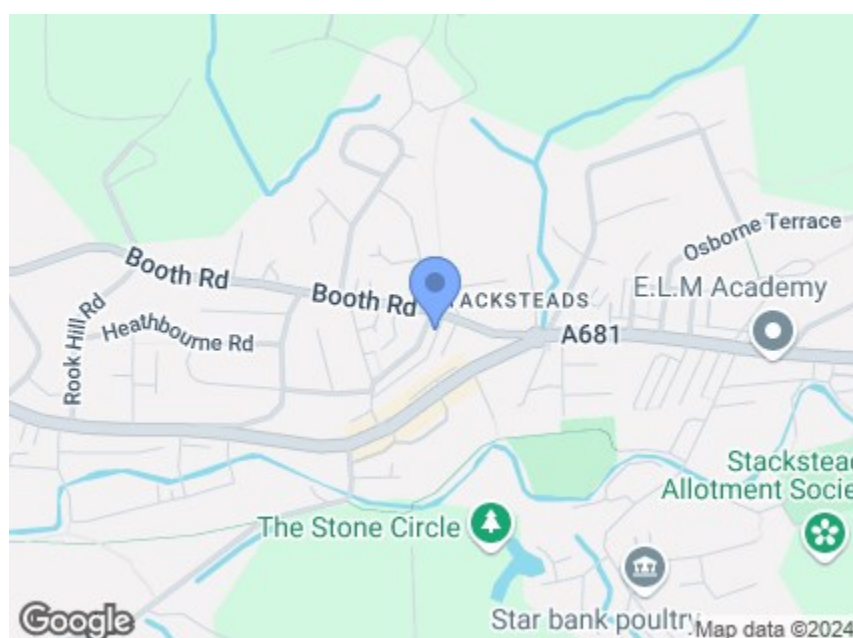
CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 56 m²/597 sq ft
GROUND FLOOR: 28 m²/298 sq ft, FIRST FLOOR: 28 m²/299 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

5 Plantation Street

, Bacup, OL13 0QX

£90,000



- End terraced two bedroom property
- Ideal for first time buyer and investors
- Located in a quiet and popular location
- Close distance to local amenities and transport links
- Sold with no chain
- Reception room, with kitchen and cellar
- Gas central heating and double glazed throughouts
- A must see!!! To appreciate size and location

5 Plantation Street

, Bacup, OL13 0QX

5 Planation Street is a vacant two-bedroom end-terrace property located in a serene and sought-after neighbourhood. This inviting home is perfect for first-time buyers looking to step onto the property ladder, as well as investors seeking a promising addition to their portfolio. Situated in a quiet and popular area, the property offers a peaceful environment while still being conveniently close to essential amenities and transport links, providing residents with easy access to public transportation for hassle-free commuting and travel.

As an end-terrace property, 5 Planation Street offers additional privacy and a larger plot compared to mid-terrace homes, making it an attractive feature for those who value extra space and seclusion. The property comprises two spacious bedrooms, providing ample room for a small family, couples, or individuals. The layout is designed to maximize comfort and functionality, making it easy to personalize and make your own.

Porch

3'7 x 3'0 (1.09m x 0.91m)

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

Living Room

13'4 x 14'9 (4.06m x 4.50m)

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



Kitchen

6'4 x 14'9 (1.93m x 4.50m)

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

6'0 x 5'1 (1.83m x 1.55m)

Access to 2 bedrooms and bathroom with loft access

Bedroom One

9'6 x 11'6 (2.90m x 3.51m)

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



Bedroom Two

7'7 x 9'2 (2.31m x 2.79m)

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



Bathroom

7'5 x 5'1 (2.26m x 1.55m)

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



Tenure - Leasehold

Council Tax - Rossendale Band A