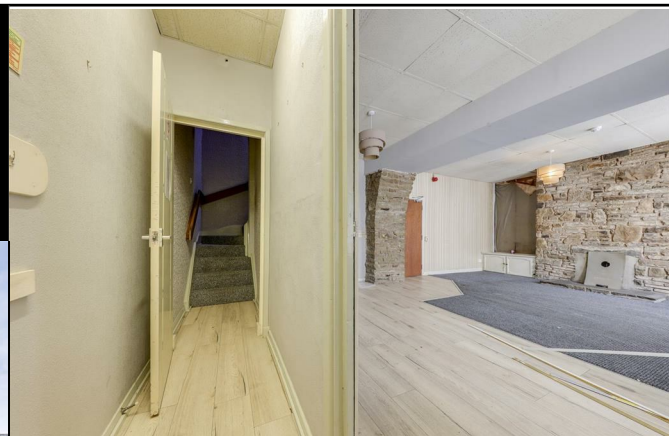




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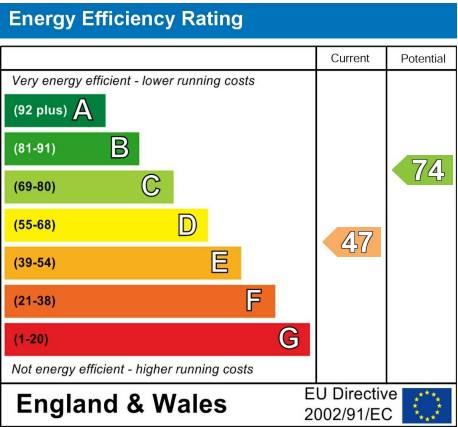
- Burnley Road, Crawshawbooth, Rossendale
- 4 Bedroom, Semi-Detached Property
- Accommodation Over 3 Floors
- Rear Paved Yard
- Village Centre Position
- Chance To Further Improve & Add Value
- NO CHAIN DELAY
- Contact Us To View

615, Burnley Road, Rossendale, BB4 8AN

£140,000
 Offers Over

615, Burnley Road, Rossendale, BB4 8AN

*** NEW *** - 4 BEDROOM, SEMI-DETACHED PROPERTY IN CRAWSHAWBOOTH CENTRE - Accommodation Over 3 Floors, Paved Rear Yard, Village Centre Position, Chance To Further Improve & Add Value, Many Residential Facets Already Covered - NO CHAIN DELAY - Contact Us To Vlew



Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Burnley Road, Crawshawbooth, Rossendale, is a 4 bedroom, semi-detached home, situated right in the heart of Crawshawbooth village and with great access to local amenities as well as Rawtenstall centre too. With the paved rear yard adding valuable outdoor space, the property offers accommodation over 3 floors and the chance to add further value through additional improvement. Potentially suitable for a variety of residentially-based uses, this property also has the further benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises:
GROUND FLOOR - Hall, Reception Room 1, Inner Hall, Reception Room 2 with Under Stairs Store, Rear Porch with access out, Kitchen, Utility and Downstairs WC, Inner Hall To Stairs Up To;
FIRST FLOOR - Landing off to Rooms 1-4 and Bathroom, Stairs up to;
SECOND FLOOR - Room 5

Externally, to the rear of the property is the paved Rear Yard which has access out beyond too.

Situated in Crawshawbooth village centre, the property gives excellent access to local village amenities, while also providing good public transport and commuter links to Manchester & Burnley, via the X43 and M65/M66. Rawtenstall is of course close by, with a further range of excellent options for shopping, dining, entertainment and leisure.

- Hall 9'8" x 3'5"
- Reception Room 1 14'10" x 21'4"
- Reception Room 2 15'3" x 12'1"
- Inner Hall
- Kitchen 11'1" x 8'1"
- Utility 3'11" x 7'11"
- WC 7'10" x 3'1"
- Rear Porch 4'9" x 3'7"
- Landing
- Room 1 14'4" x 11'5"
- Room 2 14'8" x 12'0"
- Room 3 9'5" x 12'0"
- Room 4 8'2" x 12'2"
- Bathroom 5'7" x 8'7"
- Attic Room 5 18'1" x 10'2"

- Rear Yard
- Upper Yard
- Agents Notes
- Disclaimer

