



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Asten Buildings, Cowpe, Rossendale
- 2 Bedroom, Back-To-Back Home
- Well Presented Throughout
- Sought After, Tucked-Away Setting
- Patio & Garden Areas
- Attractive Hillside Outlook
- NO CHAIN DELAY
- Contact Us To View - By Appointment Only

2, Asten Buildings, Rossendale, BB4 7DR

**£150,000**

Offers In The Region Of

## 2, Asten Buildings, Rossendale, BB4 7DR

\*\*\* NEW \*\*\* - 2 BEDROOM BACK-TO-BACK WITH PATIO, GARDEN & ATTRACTIVE OUTLOOK BEYOND - Well Presented Throughout, Good Size Living Space, Sought After Semi-Rural Setting - NO CHAIN DELAY - Contact Us To View



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>89</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>65</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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.

Asten Buildings, Cowpe, Rossendale is a 2 Bedroom, back-to-back home which sits in a comparatively tucked-away and semi-rural setting. With an appealing outlook beyond its stone flagged patio and lawned garden areas, the property is well-presented and offers good living space too. With local amenities easily reached in nearby Waterfoot centre, this property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Entrance Vestibule, Lounge, Breakfast Kitchen. Off the first floor Landing are Bedrooms 1 & 2 and the Bathroom. Externally, the property has a stone flagged patio and a further garden area, with an attractive outlook beyond this. There is also a small stone shed to the side.

Situated in the sought after surroundings of Cowpe, this property sits on the edge of open countryside and occupies a position which is both semi-rural and comparatively tucked-away, while also being convenient and with amenities easily accessible nearby. Shopping provision, popular schools and transport links are all within reach in nearby Waterfoot itself.

**Vestibule 2'5" x 3'10"**

**Lounge 14'9" x 14'6"**

**Kitchen/Breakfast Room 14'10" x 7'4"**

**Landing**

**Bedroom 1 9'10" x 12'10"**

**Bedroom 2 11'11" x 8'10"**

**Bathroom 4'7" x 9'2"**

**Front Patio**

**Upper Garden**

**Agents Notes**

**Disclaimer**

