



Farrow & Farrow

ESTATE & LETTING AGENTS



- Booth Road, Stacksteads, Rossendale
- 3 Bedroom, Detached Bungalow Home
- Off Road Driveway Parking
- Gardens Front & Rear
- Attractive Outlooks To Both Aspects
- Conveniently Located For Nearby Amenities
- NO CHAIN DELAY
- Viewing Highly Recommended - By Appointment Only

125, Booth Road, Bacup, OL13 0TF

£330,000

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3 BEDROOM DETACHED BUNGALOW, GARDENS, PARKING & PLEASANT OUTLOOKS FRONT & REAR - En-Suite Shower Room & Family Bathroom, Good Size Lounge / Dining Room, Basement Workshop & Store, Lovely Garden, Convenient Location, NO CHAIN DELAY - Contact Us To View, By Appointment Only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

Booth Road, Stacksteads, Rossendale is a 3 bedroom detached bungalow, well positioned and enjoying off road parking, plus gardens to front and rear. The property is well presented and offers flexible accommodation with an en-suite to the main bedroom which also has access to a utility room and then out to the rear too. Conveniently situated, this property has pleasant views out to both front & back and also has the further benefit of being offered FOR SALE WITH NO CHAIN DELAY - Viewing is highly recommended, so contact us to view, by appointment only.

Internally, this property briefly comprises: Entrance Porch, Hallway with Store, Lounge / Dining Room, Kitchen, Utility Room, Bedroom 1 with En-Suite Shower Room, Bedrooms 2 & 3 and Bathroom. Beneath, there is an externally accessed Basement Workshop and Store too. Externally, to the front of the property there is a Front Garden area and off road Driveway Parking space while to the rear and accessed via steps, are Patio and Deck areas, plus a mature Rear Garden.

Located around just 3 miles from Rawtenstall, this property has easy access to excellent town centre amenities and convenient motorway links, as well as an express bus route to Manchester, this property offers good transport connections to local and regional destinations. Being well served too with local schools, the property is within walking distance of Bacup and Rawtenstall Grammar School, the Valley Leadership Academy and Waterfoot Primary School. At the same time however, stunning countryside with reservoir walks, the Pennine Bridleway and popular cycle routes are nearby giving multiple leisure options, while Marl Pitts sports and leisure facilities and Rossendale golf range are just 5 minutes away.

Porch 5'10" x 3'3"

Hallway 15'0" x 10'1"

Lounge/Dining Room 16'4" x 18'6"

Kitchen 9'10" x 9'10"

Utility Room 15'4" x 10'7"

Bedroom 1 16'8" x 10'0"

En-suite Shower Room 4'3" x 6'9"

Bedroom 2 13'3" x 11'11"

Bedroom 3 10'11" x 10'1"

Bathroom 6'11" x 5'10"

Basement 4'6" x 17'0"

Workshop 9'11" x 10'0"

Front Garden

Front Driveway

Rear Garden

Side Garden

Agents Notes

Disclaimer

