



**Farrow & Farrow**  
ESTATE & LETTING AGENTS



- Burnley Road, Rawtenstall, Rossendale
- 4 Bedroom, End Terrace Home
- Perfect For Rawtenstall Town Centre
- Good Size Accommodation Over 3 Floors
- Walking Distance To Local Amenities
- Enclosed Paved Rear Yard
- \*\*\* NO CHAIN DELAY \*\*\*
- Contact Us For Early Viewing Availability

49, Burnley Road, Rossendale, BB4 8EW

**£125,000**

# 49, Burnley Road, Rossendale, BB4 8EW

**\*\*\* NEW \*\*\* - 4 BEDROOM END TERRACE HOME WITH PAVED REAR YARD, WALKING DISTANCE TO RAWTENSTALL CENTRE - Offered For Sale With NO CHAIN DELAY, This Home Is Ideal For A First Time Buyer or Buy-to-Let Investor. Good Size Living Accommodation, Perfect For All Local Amenities, Early Viewing Highly Recommended - CONTACT US TO VIEW!!!**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</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.

Burnley Road, Rawtenstall, Rossendale is a 4 Bedroom, end terrace home with an enclosed Paved Rear Yard too. Situated within walking distance of Rawtenstall town centre and providing a great option for those looking for a super-convenient setting, this property also has good size living accommodation and the further additional benefit of being offered FOR SALE WITH NO CHAIN DELAY - Contact Us For Early Viewing Availability.

Internally, this property briefly comprises: Lounge, Kitchen / Dining Room, first floor Landing off to Bedrooms 1 & 2 and the Bathroom, second floor Landing off to Bedrooms 3 & 4, each with Eaves Storage. Externally, to the rear of the property is a enclosed Paved Rear Yard.

This property is ideally located for Rawtenstall Town Centre and within easy access of the M66/M65 and wider regional motorway networks, as well as the X43 express bus route. The perfect property for anyone looking for either a conveniently situated home or indeed, to acquire a Buy-To-Let investment which is in a prime position for the Rawtenstall Rental Market too.

**Lounge 11'11" x 13'3"**

**Kitchen/Dining Room 13'11" x 13'8"**

**Store**

**Landing**

**Bedroom 1 12'0" x 13'5"**

**Bedroom 2 10'9" x 8'6"**

**Bathroom 10'9" x 5'2"**

**2nd Landing**

**Bedroom 3 10'4" x 14'1"**

**Bedroom 4 8'10" x 13'5"**

**Paved Rear Yard**

**Agents Notes**

**Disclaimer**

