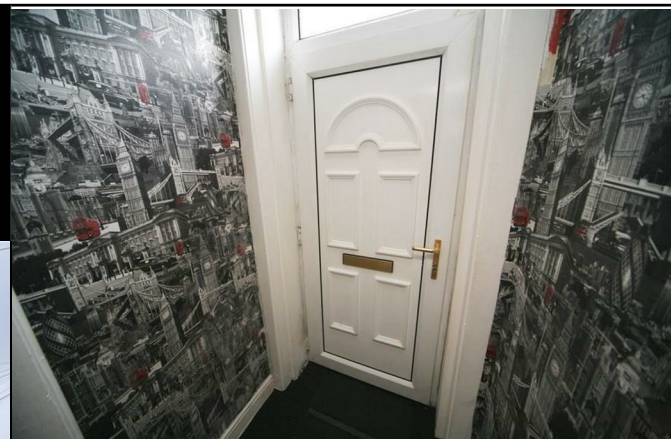




# Farrow & Farrow

ESTATE & LETTING AGENTS



- Blackburn Road, Haslingden
- 2 Bedroom End Terrace Home
- Perfect 1st Time Buy / Buy-To-Let
- Convenient Location, Motorway Links Nearby
- Modern Kitchen & Bathroom
- Gas Central Heating
- uPVC Double Glazing Throughout
- NO CHAIN DELAY

161, Blackburn Road, Rossendale, BB4 5HN

**£95,000**  
Offers Over

# 161, Blackburn Road, Rossendale, BB4 5HN

\*\*\* NEW - INVESTOR / BUY-TO-LET LANDLORDS / FIRST TIME BUYER ALERT \*\*\* - END OF TERRACE, IDEALLY CONVENIENT LOCATION - Elevated 2 Bedroom Home, Spacious Lounge & Main Bedroom, Modern Dining Kitchen, uPVC Double Glazing Throughout, Private Rear Yard, Enclosed Front Forecourt - NO CHAIN DELAY - Contact Us To View!!!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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.

Blackburn Road, Haslingden is an elevated 2 bedroom end of terrace property, ideally positioned for great access to both town centre amenities and nearby excellent motorway links.

Offering good size living accommodation with a spacious Lounge and main Bedroom, plus a good size Kitchen / Dining Room too. In addition, the property benefits from central heating and also has uPVC double glazing throughout, but requires modernisation.

Internally, the property briefly comprises: Entrance Vestibule, Lounge, Kitchen, first floor Landing with doors off to Bedrooms 1 & 2 and Bathroom. Externally, to the front of the property is a Forecourt Garden with railings creating a sense of privacy and being elevated is set slightly above the roadway. To the rear is a fenced, private Rear Yard area with traditional stone flagged finish.

Set in a convenient and popular residential location, the property is close to M65 / M66 connections, Haslingden town centre and all local amenities.

\* Preferred End of Terrace Opportunity \* Private Rear Yard & Enclosed Front Forecourt \* Spacious Lounge & Main Bedroom

**Vestibule 3'9" x 3'6"**

**Lounge 17'6" x 13'8"**

**Kitchen/Dining Room 7'10" x 12'10"**

**Landing**

**Bedroom 1 14'4" x 13'7"**

**Bedroom 2 11'10" x 6'8"**

**Bathroom 6'3" x 5'10"**

**Front Forecourt Garden**

**Rear Yard**

**Agents Notes**

**Disclaimer**

