



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Church Street, Waterfoot, Rossendale
- 1 Bedroom, Ground Floor Apartment
- Perfect For Local Amenities
- Beautifully Presented Living Accommodation
- Character Features inc. Feature Fireplace
- Public Transport Links Nearby
- Bond & References Required
- Available To View Now

1A, Church Street, Rossendale, BB4 7HL

**£650 PCM**  
PCM

# 1A, Church Street, Rossendale, BB4 7HL

SUPERB GROUND FLOOR APARTMENT TO RENT, WELL PRESENTED LIVING ACCOMMODATION WITH CHARACTER FEATURES - 1 BED - Great Standard Of Accommodation, Ideal Location For Local Amenities, Close To Public Transport & Commuter Links, AVAILABLE TO VIEW FROM 25th MARCH - Bond & References Required, No Pets, No Smokers - ALL ENQUIRIES VIA THE "EMAIL AGENT" or "REQUEST DETAILS" BUTTONS



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>	77	79
(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.

Church Street, Waterfoot, Rossendale is a fantastic, 1 bedroom ground floor rental apartment. Perfectly situated in the heart of Waterfoot, the property offers easy access to all local amenities as well as public transport connections and commuter connections, with motorway links just a few minutes away too. Inside, this excellent property has been recently refurbished throughout and the living accommodation is well presented with a lovely, open plan lounge / breakfast kitchen space.

Internally, the property briefly comprises: Lounge, Breakfast Kitchen, Bedroom 1, Bathroom & Store.

Position just off the main road, the property is accessed off Church Street, but offers very easy access to all amenities in Waterfoot centre, as well as bus routes through the Valley and nearby links to M65 & M66 motorway connections.

\* 1 Bedroom, Ground Floor Rental Apartment \* Well Presented Living Accommodation \* Available To View Now \* Bond & References Required

**Lounge 14'4" x 11'11"**

**Kitchen/Breakfast Room 14'4" x 9'6"**

**Bedroom 1 14'7" x 8'6"**

**Bathroom 5'6" x 5'1"**

**Store**

**Agents Notes Rental**

**Disclaimer**

