



**Farrow & Farrow**  
ESTATE & LETTING AGENTS



- Yarraville Street, Rawtenstall, Rossendale
- 2 Bedroom Mid Terrace Home
- Potential To Reconfigure To 3 Beds
- Great Scope To Improve & Add Value
- Within Easy Reach Of Rawtenstall Centre
- Close To All Local Amenities
- Recently Installed Boiler
- View By Appointment Only - Contact Us To View

13, Yarraville Street, Rossendale, BB4 6BA

**£120,000**

# 13, Yarraville Street, Rossendale, BB4 6BA

\*\*\* NEW \*\*\* - SPACIOUS 2 BEDROOM MID TERRACE HOME, GOOD ACCESS TO RAWTENSTALL, IN NEED OF MODERNISATION AND IMPROVEMENT. All Amenities Nearby, Rear Patio Yard, Recent Boiler - NO CHAIN DELAY - Contact Us To View!!!



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>87</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>59</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.

Yarraville Street, Rawtenstall, Rossendale, is a 2 bedroom mid stone terrace property, offering lots of scope to improve and add value, while being perfectly positioned for Rawtenstall town centre and all local amenities. The property has a recent boiler and could potentially be reconfigured into a 3 bedroom home. This property also has a rear patio yard and is offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Entrance Vestibule, Lounge, Dining / Kitchen, Utility area. First floor Landing off to Bedrooms 1 & 2 and Bathroom. Externally, to the rear is a patio with outbuildings.

Well located for commuters / professionals / growing families, the property offers excellent motorway accessibility and is within walking distance of Rawtenstall town centre amenities. Public transport connections are also close by and the a range of comprehensive shopping and leisure facilities are also within easy reach.

\* 2 Bedroom Terrace Home \* Scope To Improve & Add Value \*Potential To Reconfigure To 3 Beds. \*\*\* NO CHAIN DELAY \*\*\*

## Vestibule

Lounge 11'3" x 13'11"

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

Under Stairs Store

Utility 9'8" x 6'4"

Landing

Bedroom 1 11'6" x 13'11"

Bedroom 2 13'11" x 6'4"

Bathroom 10'11" x 7'4"

Front Forecourt

Rear Forecourt

Agents Notes

Disclaimer

