



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Burnley Road, Loveclough, Rossendale
- 3 Bedroom, Detached Bungalow Home
- Conservatory, Gardens Front & Rear
- Detached Garage & Off Road Driveway Parking
- Good Size Lounge & Dining Kitchen
- 3 Beds & 3 Bathrooms, Separate Utility Room
- Convenient, Yet Close To Open Countryside
- NO CHAIN DELAY - CONTACT US TO VIEW

939, Burnley Road, Rossendale, BB4 8QL

**£375,000**

# 939, Burnley Road, Rossendale, BB4 8QL

\*\*\* NEW \*\*\* - 3 BEDROOM DETACHED BUNGALOW IN SOUGHT AFTER AREA - Perfect Modernisation & Value Adding Opportunity, Good Plot, Conservatory, Spacious Detached Garage, Gardens Front & Rear, Off Road Driveway Parking, Convenient Location Close To Open Countryside Too - 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>			<b>84</b>
(69-80) <b>C</b>		<b>69</b>	
(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.

Burnley Road, Loveclough, Rossendale is a 3 bedroom, detached bungalow home sitting on a good plot, with a detached garage and off road driveway parking too. Having 3 bathrooms as well as 3 bedrooms, plus a generous lounge, good size dining kitchen and the conservatory too, as well as the separate utility room, makes this a spacious property with good scope too. With neutral décor throughout and potential for modernisation and adding value, this is a great opportunity in a sought after area. The property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY, with early viewing highly recommended - CONTACT US EXCLUSIVELY TO VIEW,

Internally, this property briefly comprises: Entrance Vestibule, Hallway, Lounge, Dining Kitchen, Conservatory, Utility Room, Bedroom 1, En-Suite Shower Room, Bedroom 2, En-Suite Shower Room 2, Bedroom 3, Bathroom. Externally, to the side of the property is the Detached Garage and off road Driveway Parking, while to the rear is a Patio Garden and to the front, a Lawned & Planted Garden.

This home is within easy reach of bus and commuter routes to Manchester, Burnley and beyond, while also being well located for local amenities in nearby Crawshawbooth Village and both Rawtenstall and Burnley Town Centres. Open countryside, walks and cycle routes are easily reached, as are popular local schools too.

**Vestibule 4'5" x 4'11"**

**Hallway 13'10" x 12'2"**

**Lounge 13'11" x 16'1"**

**Kitchen/Dining Room 11'6" x 18'3"**

**Conservatory 8'1" x 15'4"**

**Utility 7'10" x 4'9"**

**Bedroom 1 14'7" x 12'8"**

**En-suite Shower Room 6'11" x 5'4"**

**Bedroom 2 11'9" x 8'8"**

**En-suite Shower Room 2 5'9" x 5'4"**

**Bedroom 3 9'11" x 10'0"**

**Bathroom 8'6" x 5'7"**

**Front Garden**

**Garage & Driveway 15'3" x 17'11"**

**Rear Garden**

**Agents Notes**

**Disclaimer**

