



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Woodcroft Street, Reedsholme, Rossendale
- 2 Bedroom + Basement, Mid Terrace Home
- Scope For Attic Conversion, STP
- Modern Neutral Décor Throughout
- Perfect For Rawtenstall Town Centre
- Ideal 1st Home / Buy-To-Let
- Viewing Recommended - By Appointment Only
- NO CHAIN DELAY - Contact Us To View!

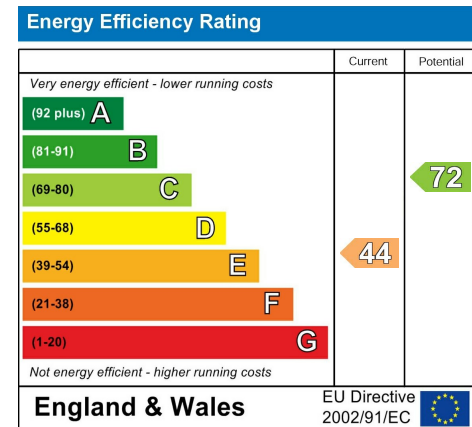
18, Woodcroft Street, Rossendale, BB4 8LG

£170,000

Offers In The Region Of

# 18, Woodcroft Street, Rossendale, BB4 8LG

\*\*\* NEW \*\*\* - 2 Bedroom + Basement, Mid Terrace Home - IDEALLY LOCATED FOR RAWTENSTALL TOWN CENTRE & CRAWSHAWBOOTH TOO - Modern Neutral Décor Throughout. Close To Good Local Schools, Within Easy Reach Of Public Transport & Motorway Links, Patio Yard, Ideal 1st Home with Potential Scope For Attic Conversion Too - VIEWING RECOMMENDED - \*\*\* NO CHAIN DELAY \*\*\*



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.

Woodcroft Street, Reedsholme, Rossendale is a 2 bedroom mid-terrace home plus basement, perfect as a buy-to-let, 1st home or for anyone looking for a property close to town centre amenities. Conveniently located within easy reach of the heart of Rawtenstall. the property also includes a good size rear patio yard and has scope for an attic conversion, subject to necessary consents. The property has modern neutral décor throughout and also has the benefit of being offered FOR SALE WITH NO CHAIN DELAY as well as having had a new gas combi boiler with digital controls fitted in 2023.

Internally, the property briefly comprises: Lounge, Dining Kitchen and Utility. First floor Landing off to Bedrooms 1 & 2 and the Bathroom. There is also a good size Basement Room too. Externally, the property has a rear patio yard.

Ideally located for Rawtenstall Town Centre and also near to Crawshawbooth Village, this property is also within easy reach of the M66/M65 and wider regional motorway networks and bus routes.

**Lounge 11'1" x 14'8"**

**Kitchen/Dining Room 12'9" x 14'8"**

**Utility 6'9" x 3'9"**

**Basement**

**Landing**

**Bedroom 1 11'4" x 11'8"**

**Bedroom 2 12'9" x 8'11"**

**Bathroom 9'1" x 5'1"**

**Front Forecourt**

**Rear Patio Yard**

**Agents Notes**

**Disclaimer**

