



Farrow & Farrow

ESTATE & LETTING AGENTS



- Higher Mill Street, Rawtenstall, Rossendale
- 3 Bed Modern Townhouse
- Well Presented Throughout
- Lovely Open Plan Kitchen / Dining with Access to Garden
- Extended 'L' Shaped Lounge
- 2 x Shower Rooms
- No Chain Delay
- Available Now

22, Higher Mill Street, Rawtenstall, BB4 7UN

£300,000

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***** NEW *** - 3 BEDROOM MODERN FAMILY HOME IN PERFECT POSITION FOR RAWTENSTALL CENTRE - Well Presented Throughout, Spacious Social Dining / Kitchen, Extended Lounge With Balcony, Integral Garage & Driveway Parking, Garden to Rear - VIEWING HIGHLY RECOMMENDED - NO CHAIN DELAY - Contact Us To View!!!**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

Higher Mill Street, Rawtenstall, Rossendale is a 3 Bedroom modern end townhouse, which is ideally located close to the centre of Rawtenstall and offers well presented living space throughout. With an integral garage, off road driveway parking and garden to rear, the property provides ideal family accommodation which in a great position. The main Lounge has been extended and has an elevated Balcony providing views out over the Rear Garden. The spacious social Dining Kitchen has double doors out to the lawned garden area. The property has also had a recent bathroom, new internal fire doors and benefots further from being offered FOR SALE WITH NO CHAIN DELAY. This lovely home is available to view now and VIEWING IS HIGHLY RECOMMENDED, by appointment only, through our Rawtenstall office.

Internally, the property briefly comprises: Entrance Hall with Under Stairs Store & Downstairs Cloaks, spacious open plan Dining Kitchen, Integral Garage. First floor Landing off to the 'L' shaped Lounge with doors out to the Balcony, Shower Room, Second Floor Landing off to Bedrooms 1-3 and the Family Shower Room. Externally, in addition to the Integral Garage are Off Road Driveway Parking and Rear Garden.

Set in an outstanding position for Rawtenstall town centre, this property is superbly convenient, giving great access to both nearby commuter / motorway links and express bus routes. Rawtenstall's amenities are just a stone's throw away and within walking distance too are sports and leisure facilities at Marl Pits. Healthcare, shopping, dining and entertaining options are all within easy reach too.

* Higher Mill Street, Rawtenstall, Rossendale * 3 Bedroom Modern Family Home * Beautifully Presented Throughout * Excellent, Convenient Location * Garage, Driveway & Garden * VIEWING HIGHLY RECOMMENDED

Hall

WC 6'10" x 2'10"

Store

Open Plan Kitchen / Dining 16'2" x 15'3"

Utility / Garage 17'10" x 8'1"

Landing

Lounge 27'6" x 15'3"

Balcony

Shower Room 6'8" x 5'10"

2nd Landing

Bedroom 1 9'5" x 15'3"

Bedroom 2 11'11" x 8'7"

Bedroom 3 9'3" x 6'5"

Shower Room 5'6" x 7'11"

Front Driveway

Rear Garden

Agents Notes

Disclaimer

