



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Linden Lea, Rawtenstall, Rossendale
- 2 Bedroom, Semi-Detached Home
- Great 1st Home Or Investment Opportunity
- Good Size Accommodation & Rear Garden
- Close To Rawtenstall Centre & Amenities
- Transport Connections Nearby
- Popular Residential Area Next To Primary School
- VIEWING HIGHLY RECOMMENDED - Contact Us To View

51, Linden Lea, Rossendale, BB4 6DX


£150,000



# 51, Linden Lea, Rossendale, BB4 6DX

**\*\*\* NEW \*\*\* - 2 BEDROOM SEMI-DETACHED HOME, RAWTENSTALL CENTRE WITHIN EASY REACH - Good Size Accommodation & Rear Garden, Popular Residential Setting, Transport and Amenities All Nearby - VIEWING HIGHLY RECOMMENDED - Contact Us To View**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<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.

Linden Lea, Rawtenstall, Rossendale is a 2 bedroom, semi-detached home, situated in a popular residential area and within easy reach of Rawtenstall centre. Presented with neutral décor throughout, the property has good size bedrooms and living areas and would be an ideal first home or convenient family home for the adjacent primary school next door. With great access to all local amenities, as well as road and public transport connections, **VIEWING HERE IS HIGHLY RECOMMENDED** and available by appointment through our Rawtenstall office.

Internally, this property briefly comprises: Entrance Hall, Lounge, Dining Kitchen, Study. Off the first floor Landing are Bedrooms 1 & 2 and the Bathroom. Externally, there is an Exterior Store accessed beside the entrance door and a Front Garden Approach while to the rear, a paved Patio, Lawned Garden and Decking provide lovely outdoor space.

Within close proximity of Balladen Primary School, this property is perfect for young families or as a first home, while nearby bus and commuter routes also make the property well-suited to commuters or those requiring easy transport connections. Rawtenstall town centre, with excellent local amenities is within easy reach, as are wider facilities throughout Rossendale as a whole and motorway links to the M65/M66/M60 and beyond.

**Hall 9'10" x 3'1"**

**Study 6'0" x 5'9"**

**Lounge 10'1" x 13'11"**

**Kitchen/Dining Room 16'6" x 13'2"**

**Landing 8'9" x 31'9"**

**Bedroom 1 13'1" x 12'7"**

**Bedroom 2 10'0" x 11'1"**

**Bathroom 6'2" x 6'5"**

**Front Garden**

**Rear Garden with Decking**

**External Store 3'1" x 2'6"**

**Agents Notes**

**Disclaimer**

