



Farrow & Farrow

ESTATE & LETTING AGENTS



- Rakehead Lane, Stacksteads, Rossendale
- 2 Bedroom, Grade II Listed, End Character Cottage
- Beautifully Refurbished & Presented
- Brand New Kitchen / Bathroom / Décor Throughout
- Gardens Front & Rear
- Convenient Yet Close To Open Countryside
- *** NO CHAIN DELAY ***
- VIEWING HIGHLY RECOMMENDED - Contact Us To View

22, Rakehead Lane, Bacup, OL13 0PB

£180,000

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*** NEW *** - STUNNING, 2 BEDROOM GRADE II LISTED END COTTAGE, CHARACTER AND CHARM, GARDENS FRONT & REAR AND CLOSE TO OPEN COUNTRYSIDE - Beautifully Refurbished, Excellent Upgrades & Improvements, Brand New Kitchen & Bathroom, Lovely Décor & Finishes - NO CHAIN DELAY - Contact Us To View!!!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D	53	
(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.

Rakehead Lane, Stacksteads, Rossendale is a Grade II Listed, 2 bedroom beautifully refurbished and presented, end character cottage. Enjoying a position which is convenient but also away from busy main road hustle and bustle, this property has been treated to a sympathetic and impressive set of improvements and upgrades. The superb Kitchen and Bathroom, retained character features and flooring, superb décor and rare inclusion of gardens front and rear, make this a particularly desirable home which is ready to move in to. EARLY VIEWING HIGHLY RECOMMENDED and this property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Entrance Vestibule, Lounge, Dining Kitchen, first floor Landing off to Bedrooms 1 & 2 and the Bathroom. Externally, to the front of the property is a lawned Front Garden and to the rear, a Stone Rear Patio and further lawned Rear Garden complete the picture at this lovely property.

Located in a position away from the main Bacup-Rawtenstall road, the property enjoys a lovely outlook and has open countryside almost on the doorstep. Within easy reach of local amenities in Stacksteads and Waterfoot, as well as in Rawtenstall and Bacup, the property is also ideal for through-valley commuting and travelling further afield via easily accessible M65/M66 motorway connections.

Vestibule 3'4" x 3'4"

Lounge 14'1" x 14'7"

Kitchen/Dining Room 11'2" x 11'4"

Landing

Bedroom 1 14'8" x 9'6"

Bedroom 2 12'11" x 9'11"

Bathroom 13'1" x 4'10"

Front Garden

Rear Patio & Garden

Agents Notes

Disclaimer

