



Farrow & Farrow

ESTATE & LETTING AGENTS



- Church Street, Newchurch, Rossendale
- 3 Bedroom, Mid-Terrace Home
- Spacious, Well Laid Out Living Spaces
- Accommodation Over 4 Floor
- Patios & Garden Areas To Rear
- Lovely Valley Outlook To Rear
- Great Location For A Range Of Nearby Amenities
- VIEWING HIGHLY RECOMMENDED - Contact Us To View

67, Church Street, Rossendale, BB4 9EH

£260,000

67, Church Street, Rossendale, BB4 9EH

***** NEW ***** - BEAUTIFUL, 3 BEDROOM MID-TERRACE HOME, DECEPTIVELY SPACIOUS WITH 6M+ LOUNGE, WELL LAID OUT OVER 4 FLOORS IN ALL - Lovely Rear Patios / Gardens With Valley View, Excellent Décor & Presentation Throughout, Basement Storage Rooms - A Great Family Home - VIEWING HIGHLY RECOMMENDED



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

Church Street, Newchurch, Rossendale, is a lovely, spacious 3 bedroom home, beautifully decorated and immaculately presented throughout. Well laid out over 4 floors and including basement storage, as well as great living space which is unusually generous too, with a lounge extending to over 6M in length. This property offers excellent family living with the addition of lovely patio / garden space to the rear and far ranging outlooks across the Rossendale Valley to distant hillsides too. Set back from the main road by a green and minor road, while within easy walking distance of bus stops, for this lovely home, VIEWING IS HIGHLY RECOMMENDED.

Internally, this property briefly comprises: Entrance Vestibule, Lounge, Inner Hall, Dining Kitchen. First floor Landing off to Bedrooms 1 & 2 and the Bathroom. Second floor Bedroom 3 and Eaves Storage. To the Basement level are Basement Rooms 1 & 2. Externally, there is a stone flagged Upper Rear Patio accessed directly from the Dining Kitchen and a further Lower Rear Patio, also stone flagged, a few steps below. Completing the picture, are a range of Garden / Planting Areas to the rear too, with lovely Valley outlooks to distant hillsides.

Located within easy reach of both Rawtenstall and Waterfoot centres, perfect for St Peters Primary School and ideal for Marl Pits Sports & Leisure facilities, this property also offers convenient access to commuter routes and nearby countryside alike. This outstanding property really must be viewed to appreciate its scale and finish and early viewing is therefore highly recommended.

Vestibule

Lounge 20'0" x 12'9"

Inner Hall

Kitchen/Dining Room 15'0" x 16'3"

Landing 8'9" x 16'4"

Bedroom 1 20'2" x 12'10"

Bedroom 2 9'2" x 9'5"

Dressing Room 4'2" x 4'6"

Bathroom 9'1" x 7'9"

Bedroom 3 22'6" x 12'9"

Eaves Storage

Basement Landing

Basement 1 19'7" x 6'2"

Basement 2 19'7" x 4'6"

Upper Rear Patio

Lower Rear Patio

Rear Garden / Planting Areas

Agents Notes

Disclaimer

