



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Linden Lea, Rawtenstall, Rossendale
- 2 Bedroom, Semi-Detached Home
- Garage, Garden & Patio
- Ideal For Rawtenstall Centre Access
- Great Amenities Nearby
- Transport & Motorway Links Within Easy Reach
- NO CHAIN DELAY
- VIEWING HIGHLY RECOMMENDED- Contact Us To View

40, Linden Lea, Rossendale, BB4 6DX


**£180,000**



# 40, Linden Lea, Rossendale, BB4 6DX

**\*\*\* NEW \*\*\* - 2 BEDROOM SEMI-DETACHED HOME, PERFECT FOR RAWTENSTALL CENTRE - Well Presented Throughout, Good Size Living & Bedroom Space, Garage, Garden & Patios, Public Transport / Motorway Links / Shopping / Healthcare / Entertainment All Nearby - NO CHAIN DELAY - 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. Well presented throughout, this property has good size living and bedrooms and would make an ideal first home, convenient family property or good buy to let investment too. 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 / Study, Store, Lounge, Kitchen / Dining Room. Off the first floor Landing are Bedrooms 1 & 2 and the Bathroom, while externally, the Front Patio, Rear Patio & Garden, and Garage complete the picture here.

Within easy reach 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 close by, as are wider facilities throughout Rossendale as a whole and motorway links to the M65/M66/M60 and beyond.

**Hall/ Study 9'9" x 12'11"**

**Store 5'8" x 2'11"**

**Lounge 13'8" x 10'11"**

**Kitchen/Dining Room 13'10" x 16'3"**

**Landing 17'3" x 5'11"**

**Bedroom 1 13'7" x 10'1"**

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

**Bathroom 6'11" x 6'11"**

**Garage 8'11" x 18'0"**

**Front Patio**

**Rear Patio & Garden**

**Agents Notes**

**Disclaimer**

