



Farrow & Farrow

ESTATE & LETTING AGENTS



- Rectory Close, Newchurch, Rossendale
- 2 Bedroom, Mid-Quasi Semi-Detached
- Lovely Presentation Throughout
- Patios & Gardens Front & Rear
- Elevated Setting, Attractive Outlooks
- Popular Residential Setting
- Convenient For Rawtenstall & Waterfoot
- Viewing Highly Recommended - Contact Us To View


13, Rectory Close, Rossendale, BB4 7TU

£160,000

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*** NEW *** - 2 BEDROOM MID-QUASI SEMIDETACHED WITH EXCELLENT INTERIORS - Spacious Living Accommodation, Lovely Gardens Front & Rear, Separate Bathroom & WC, Attractive Outlooks, Popular & Convenient Location - AVAILABLE NOW - Contact Us To View!!!



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.

Rectory Close, Newchurch, Rossendale is a 2 bedroom mid-quasi semi-detached home, sitting in a preferred position and in its popular residential cul-de-sac. Offering very well presented accommodation throughout, this property also has attractive outlooks and lovely gardens to front and rear too. With excellent modern neutral décor and an elevated position, this is sure to be a popular property and therefore, EARLY VIEWING IS HIGHLY RECOMMENDED.

Internally, this property briefly comprises: Entrance Hall, Lounge, Dining Kitchen with Under Stairs Store. Off the first floor Landing are Bedroom 1, Bedroom 2 with Store, Bathroom and separate WC. Externally, this property has lovely patios and gardens to both front and rear, with attractive outlooks too.

Situated within easy reach of Rawtenstall Town Centre and local amenities, the property is also ideal for commuters, with excellent access to the M65/M66 motorway network, while public transport links are also close by too.

Hall

Lounge 16'11" x 10'11"

Kitchen/Dining Room 16'11" x 11'9"

Under Stairs Store

Landing

Bedroom 1 13'9" x 10'11"

Bedroom 2 12'0" x 8'10"

Bathroom 4'7" x 5'7"

WC 2'11" x 6'5"

Front Garden

Rear Garden & Decking

Agents Notes

Disclaimer

