



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Bacup Road, Waterfoot, Rossendale
- 2 Bedroom, Semi-Detached Home
- Very Nicely Presented Throughout
- 2 Separate, Good Size Reception Rooms
- Lovely Gardens Front & Rear
- Convenient Location For Schools & Amenities
- VIEWING HIGHLY RECOMMENDED
- Contact Us To View - By Appointment

647, Bacup Road, Rossendale, BB4 7HB

**£239,999**

## 647, Bacup Road, Rossendale, BB4 7HB

**\*\*\* NEW \*\*\* - 2 BEDROOM SEMI-DETACHED HOME CLOSE TO LOCAL AMENITIES & WITH EXCELLENT PRESENTATION INDIDE & OUT - 2 Separate Reception Rooms, Modern Kitchen & Shower Room, Gardens Front & Rear, Southerly Rear Decking, Recent Windows & Doors, Good Size Living Space, Convenient For All Local Amenities - VIEWING HIGHLY RECOMMENDED - Contact Us To View!!!**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<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.

Bacup Road, Waterfoot, Rossendale is a 2 bedroom, semi-detached home, ideally situated within easy reach of all local amenities. With recent new windows and doors, the property is well maintained and presented, both inside and out. Having 2 separate reception rooms is a real bonus, especially when joined by the lovely modern Kitchen and Shower Room. With a super-convenient location rounding things off, viewing here is certainly highly recommended and available now, by appointment through our Rawtenstall office.

Internally, this property briefly comprises: Entrance Hall, Lounge, Dining Room with Under Stairs Store, extension Kitchen. Off the first floor Landing are Bedrooms 1 & 2 and the Shower Room. Externally, this property has Gardens Front & Rear, with a lovely Rear Deck too, the perfect spot from which to watch those summer sunsets.

This property is ideally located for Rawtenstall, Waterfoot, Bacup and Burnley, with local schools including BRGS within walking distance. Public transport and commuter links throughout the valley and on to motorway connections beyond are highly accessible, with shopping, leisure and healthcare provisions all nearby, as well as open countryside within just a few minutes.

**Hall 6'0" x 3'7"**

**Lounge 13'11" x 11'9"**

**Dining Room 9'11" x 14'9"**

**Kitchen 11'11" x 6'10"**

**Under Stairs Store**

**Landing**

**Bedroom 1 12'0" x 15'0"**

**Bedroom 2 9'11" x 8'6"**

**Shower Room 5'7" x 5'10"**

**Front Garden**

**Side Garden**

**Rear Decking**

**Agents Notes**

**Disclaimer**

