



Farrow & Farrow

ESTATE & LETTING AGENTS



- Adelaide Street, Crawshawbooth, Rossendale
- Stone Built, Mid Terrace Property
- Walking Distance to Crawshawbooth Centre Amenities
- Rear Patio Yard
- Good Size Accommodation
- Lounge, Kitchen & Conservatory
- Ideal First Home or Buy-to-Let Investment
- Convenient Public Transport & Commuter Links

8, Adelaide Street, Rossendale, BB4 8PW

£175,000
Offers Over

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*** NEW *** - 3 BEDROOM HOME IN THE HEART OF CRAWSHAWBOOTH - Walking Distance To All Local Amenities, Good Size Accommodation Laid Out Over 3 Floors, Conservatory & Rear Patio Yard, New Kitchen / Bathroom / Carpets / Floorings / Decor - Call Us Today!!!



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.

Adelaide Street, Crawshawbooth, Rossendale is a stone built, mid terrace property, with neutral decoration throughout and offering 3 bedroom accommodation in all. with fitted interiors and a modern kitchen and bathroom. Good size accommodation benefits from uPVC double glazing and gas central heating, while the property also provides a pleasant outlook to the rear which is non-overlooked. Conveniently located in the heart of Crawshawbooth, this property is certainly a highlight and viewing is therefore highly recommended.

With a rear patio yard offering valuable outdoor space, this property briefly comprises: Entrance Vestibule, Lounge, Kitchen, Conservatory, first floor Landing off to Bedroom 1 & Bathroom, second floor Landing to Bedrooms 2 & 3, (the attic is presently used as 2 Bedrooms, but may not meet current building regulations). There is also a basement with some additional storage space.

Situated in the sought after village centre of Crawshawbooth, the property has superb access to many local village amenities within walking distance, including a variety of shops, village pubs, restaurants, library etc. The property is ideally suited for travel too, being within easy reach of the M65/M66 motorway network, major commuter routes and public transport connections, as well as Rawtenstall town centre.

Vestibule

Lounge 13'0" x 13'5"

Kitchen 11'2" x 13'5"

Conservatory 10'10" x 8'10"

Basement

Landing 5'7" x 12'0"

Bedroom 1 13'0" x 12'0"

Bathroom 4'11" x 11'8"

2nd Landing

Bedroom 2 8'6" x 11'7"

Bedroom 3 8'2" x 11'8"

Rear Yard

Agents Notes

Disclaimer

