



Farrow & Farrow
ESTATE & LETTING AGENTS



- Yarraville Street, Rawtenstall, Rossendale
- 2 Bedroom, Semi-Detached Home
- Beautifully Presented Throughout
- Garden & Patio To Rear
- Off Road Driveway Parking
- Perfect For Rawtenstall Centre Amenities Nearby
- VIEWING HIGHLY RECOMMENDED
- Contact Us To View - By Appointment Only

16, Yarraville Street, Rossendale, BB4 6BA

£175,000
Offers Over

16, Yarraville Street, Rossendale, BB4 6BA

BEAUTIFULLY REFURBISHED 2 BEDROOM HOME, GARDEN & PATIO TO REAR & OFF ROAD DRIVEWAY PARKING - Excellent Presentation Throughout - Recent Kitchen, Bathroom, Flooring & Décor Too - Ideal For Nearby Rawtenstall Centre & Amenities - AN OUTSTANDING HOME - 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Yarraville Street, Rawtenstall, Rossendale is a 2 bedroom semi-detached home which has been treated to great refurbishment and is immaculately presented with beautiful presentation throughout. With an attractive wooded outlook to the rear and off road driveway parking too, this property has excellent décor accompanying the superb contemporary kitchen and bathroom. A credit to its current owner, this property is presented in "ready to move in to" condition and sure to attract attention. VIEWING IS THEREFORE HIGHLY RECOMMENDED and available, by appointment only, through our Rawtenstall office.

Internally, this property briefly comprises: Entrance Hall, Lounge, Dining Kitchen with Under Stairs Store, first floor Landing off to Bedrooms 1 & 2 and the Bathroom. Externally, to the front of the property is Front Driveway Parking and to the rear, a Rear Patio and Garden.

Ideally located for commuters / professionals / growing families, this property offers excellent motorway accessibility and is within walking distance of Rawtenstall town centre amenities. Public transport connections are also close by and the a range of comprehensive shopping and leisure facilities are also within easy reach.

Hall

Lounge 12'4" x 12'8"

Kitchen/Dining Room 7'9" x 15'9"

Under Stairs Store 5'9" x 2'7"

Landing

Bedroom 1 9'5" x 15'11"

Bedroom 2 11'1" x 7'9"

Bathroom 7'11" x 7'6"

Front Driveway

Rear Patio & Garden

Agents Notes

Disclaimer

