



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Kirk View, Waterfoot, Rossendale
- Extended Semi Detached Home
- 3 Bedrooms
- Open Plan Kitchen / Dining plus Utility & WC
- Garage, Driveway & Gardens
- In need of Refurbishment
- Offered with NO CHAIN DELAY
- Viewing Recommended

5, Kirk View, Rossendale, BB4 9UQ

**£180,000**

Offers In The Region Of

# 5, Kirk View, Rossendale, BB4 9UQ

\*\*\* NEW \*\*\* - 3 BEDROOM EXTENDED SEMI-DETACHED HOME WITH GARAGE, DRIVEWAY & GARDENS - Ideal Family Accommodation, In need of Modernisation, NO CHAIN DELAY - Contact Us To View!!!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

Kirk View, Waterfoot is a 3 bedroom extended semi-detached home with garage, driveway and gardens front & rear. With 3 good bedrooms, the property provides a an opportunity to make an excellent family home and is in need of modernisation, close to locals schools, open space, park and bus routes, with further commuter connections close at hand too.

Internally, the property briefly comprises: Entrance Hallway, Lounge, open plan to Kitchen / Dining, Utility and WC, first floor Landing off to Bedrooms 1-3 and Family Bathroom. Externally, gardens front & rear are accompanied by a driveway and garage to provide ample outdoor space.

At this property too, there is a good size loft space with a rooflight, already boarded out and with a pull down ladder access currently.

Located near to the local park and close to Bacup & Rawtenstall Grammar School, the property is also within walking distance of nearby bridleways and open countryside. Commuter routes are easily reached, as are sports and leisure facilities at Marl Pits, with public transport links and commuter routes close at hand.

\* 3 Bedrooms \* Garage/ Driveway, plus Gardens Front & Rear \* Close to Schools & Open Countryside \* In need of Modernisation / Renovation

**Hallway 12'0" x 6'1"**

**Lounge 11'11" x 13'6"**

**Kitchen/Dining Room 10'0" x 20'0"**

**Utility 9'1" x 7'7"**

**WC 3'1" x 4'2"**

**Landing 8'5" x 6'1"**

**Bedroom 1 12'0" x 13'5"**

**Bedroom 2 9'11" x 13'5"**

**Bedroom 3 7'7" x 9'4"**

**Bathroom 5'6" x 8'5"**

**Loft Space**

**Front Driveway & Garden**

**Detached Garage**

**Rear Garden**

**Agents Notes**

**Disclaimer**

