



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Penthouse Apartment
- Glen Works, Ashworth Street
- 3 Beautiful Bedrooms
- Master with En-suite Shower Room
- Character Open Plan Lounge /Kitchen
- Select Development of 3 Homes
- Bond & References Required
- AVAILABLE NOW


Glen Works, Ashworth Street, Rossendale, BB4 7AY

**£950 PCM**  
PCM

# Glen Works, Ashworth Street, Rossendale, BB4 7AY

\*\*\* NOW UNDER APPLICATION \*\*\* - A FANTASTIC PENTHOUSE RENTAL APARTMENT, BEAUTIFULLY PRESENTED & AVAILABLE NOW - Contemporary Finishes Throughout, Spacious Open Plan Lounge / Kitchen, 3 Bedrooms, 2 Modern Bathrooms - ALL ENQUIRIES VIA THE "EMAIL AGENT" or "REQUEST DETAILS" BUTTONS ONLY PLEASE



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

This stunning Penthouse Apartment will soon be available for occupation. Situated on Ashworth Street, Waterfoot this modern apartment is set within a character, former mill development of 3 brand new homes. Accessed on the second floor opening to entrance hallway, a spacious, open plan lounge / kitchen, 3 bedrooms (Master with en-suite) and a modern bathroom finished to very high standard. Communal access, bin/bike storage plus a further second floor store room included.

The property is ideally located for Waterfoot Village and Rawtenstall Town Centre, also offering easy access to the M66/M65 and wider regional motorway networks and bus routes. The perfect property for anyone looking to move straight in to a well finished, well presented home, ready for immediate occupation.

\* Bond & References Required \* Contemporary Kitchen / Bathroom \* Neutral Décor Throughout

## Hallway

**Open Plan Kitchen / Lounge 14'5" x 19'6"**

**Bedroom 1 12'6" x 14'2"**

**En-suite Shower Room 5'5" x 8'8"**

**Bedroom 2 12'0" x 8'3"**

**Bedroom 3 10'11" x 9'3"**

**Bathroom 7'0" x 10'2"**

**Agents Notes Rental**

**Disclaimer**

