



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Burnley Road, Loveclough, Rossendale
- 3 Bedroom Accommodation Over 4 Floors
- Internally Renovated, inc Feature Woodburner
- Superb Finishes & Design Touches Throughout
- Recent Kitchen, Bathroom, Flooring & Decor
- Recent Heating & Ventilation System
- NO CHAIN DELAY!
- Contact Us To View!!!

1176, Burnley Road, Rossendale, BB4 8QY

**£275,000**



# 1176, Burnley Road, Rossendale, BB4 8QY

**\*\*\* NEW \*\*\* - SUPERB, 3 BEDROOM RECENTLY RENOVATED END TERRACE HOME, ACCOMMODATION OVER 4 FLOORS - Completely Fabulous, Superb Interiors Throughout, Recent Kitchen / Bathroom / Heating / Ventilation / Carpets / Flooring / Decor, Feature Woodburner - OFFERED FOR SALE WITH NO CHAIN DELAY - Viewing Essential - 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>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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.

Burnley Road, Loveclough, Rossendale is an outstanding end terrace home, providing 3 bedrooms and 3 reception rooms and being well laid out over 4 floors in all. With Bi-Fold doors to the rear at ground level, leading out to the deck and garden, this property has great features both in and out! This property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY

Inside, having undergone extensive renovation in recent years, the property is finished to a great standard with contemporary presentation including the excellent Kitchen & Bathroom, together with flooring and décor too. Heating and ventilation systems add comfort, topped off by the feature woodburner which adds a real sense of warmth and welcome to this home. This truly is a wonderful property, which has NO CHAIN DELAY and for which VIEWING IS ESSENTIAL.

Internally, this property briefly comprises:

- Ground Floor - Hallway, 2nd Lounge, Inner Hall, Lounge
- Lower Ground Floor - Breakfast Kitchen with Bi-Fold Doors, Dining Room / Cinema Room
- First Floor - Landing off to Bedrooms 1 & 2 and Family Bathroom
- Second Floor - Stair Storage, Attic Bedroom 3

On the edge of beautiful surroundings, this property is close to lovely walks, the Pennine Bridleway and excellent cycling routes, with Clowbridge Reservoir at Dunnockshaw nearby. Public transport provision to Manchester / Burnley is easily accessible via the X43 express bus route, while motorway links to M65/M66/M60 connections are all within easy reach.

**Hallway 12'5" x 3'6"**

**2nd Lounge 11'11" x 10'8"**

**Inner Hall**

**Lounge 12'11" x 14'8"**

**Lower Ground**

**Kitchen/Breakfast Room 12'11" x 14'6"**

**Dining Room / Cinema Room 11'1" x 13'4"**

**Landing**

**Bedroom 1 15'0" x 14'6"**

**Bedroom 2 9'11" x 9'3"**

**Bathroom 12'10" x 4'11"**

**Second Floor**

**Bedroom 3 15'0" x 13'5"**

**Front Forecourt**

**Rear Patio, Garden & Decking**

**Agents Notes**

**Disclaimer**

