



Farrow & Farrow
ESTATE & LETTING AGENTS



- Church Lane, Newchurch, Rossendale
- 2 Bedroom, End Character Cottage - NO CHAIN DELAY
- Beautiful Presentation Throughout
- Feature Curved Façade & Multi-Fuel Burner
- Gorgeous Styling & Décor
- Many Refurbished / Recently Renewed Aspects
- Conveniently Located For Transport & Amenities
- VIEWING HIGHLY RECOMMENDED - Contact Us To View!!!


1, Church Lane, Rossendale, BB4 9EW

£200,000

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***** NEW *** - 2 BEDROOM, BEAUTIFULLY PRESENTED END COTTAGE - Characterful Curved Façade, A Great Range Of Refurbishments / Upgrades Recently, Feature Multi-Fuel Burner, New Windows & Boiler, Lovely Styling & Décor, Conveniently Located - Simply Exceptional - VIEWING HIGHLY RECOMMENDED - NO CHAIN DELAY - Contact Us To View!!!**



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.

Church Lane, Newchurch, Rossendale is a 2 bedroom, end cottage which is beautifully presented and offers an unusual and characterful curved elevation. With exceptional interiors that highlight the property's unique design, this home has been refurbished throughout including a recent bathroom and kitchen, windows, boiler, etc. The lounge has two feature fireplaces, (with a new multi-fuel burner within one) and offers a fantastic feel of homeliness and solidity. Positioned in a convenient location within easy reach of bus stops, transport links and amenities too, this is a lovely home in an attractive setting and certainly, viewing here is most highly recommended. In addition, this property also has the further benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Entrance Hall Utility, Kitchen, Lounge. First floor Landing off to Bedrooms 1 & 2 and the Shower Room.

Located within easy reach of both Rawtenstall and Waterfoot centres, perfect for St Peters Primary School and ideal for Marl Pits Sports & Leisure facilities, this property also offers convenient access to commuter routes and nearby countryside alike. This outstanding property really must be viewed to appreciate its scale and finish and early viewing is therefore highly recommended.

Hall / Utility 2'1" x 10'9"

Kitchen 15'8" x 6'1" widest pt

Lounge 15'0" x 18'9" widest pt

Landing

Bedroom 1 12'0" x 14'2" widest pt

Bedroom 2 9'1" x 17'5" widest pt

Shower Room 8'9" x 8'8" widest pt

Agents Notes

Disclaimer

