



Farrow & Farrow

ESTATE & LETTING AGENTS



- Burnley Road, Loveclough, Rossendale
- 3 Bedroom, Detached Bungalow
- Requiring Renovation / Modernisation Throughout
- Excellent Opportunity To Improve & Add Value
- Gardens & Off Road Driveway Parking
- Elevated Position With Attractive Aspects
- Semi-Rural Location With Good Transport Links
- CONTACT US TO VIEW - By Appointment Only

1293, Burnley Road, Rossendale, BB4 8RG


£275,000

Offers In The Region Of

1293, Burnley Road, Rossendale, BB4 8RG

***** NEW *** - 3 BEDROOM DETACHED BUNGALOW - PERFECT OPPORTUNITY TO IMPROVE & ADD VALUE** Great Semi-Rural Position, Gardens Front & Rear, Off Road Driveway Parking, Requiring Modernisation & Refurbishment - NO CHAIN DELAY Contact Us To View, By Appointment Only



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.

Burnley Road, Loveclough, Rossendale, is a 3 bedroom detached bungalow, enjoying an elevated position with great views to the front and side. In need of renovation / modernisation, the property offers an ideal opportunity to improve and add value as a result. This property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Entrance Hall, Lounge, Dining Room, Kitchen, Bedrooms 1-3 and Shower Room. Externally, to the front of the property is a Garden and off road Driveway Parking while to the rear, another mature garden area too.

In a semi-rural location, the property has excellent commuter connections to public transport being on the X43 Burnley-Manchester bus route, whilst also being within easy reach of the M65/M66 motorway network. This property really offers the opportunity to be located in a beautiful countryside environment, while also being just minutes from Crawshawbooth, Rawtenstall, and Burnley.

- Hall**
- Lounge 13'1" x 12'6"**
- Dining Room 12'3" x 11'1"**
- Kitchen 8'6" x 7'6"**
- Bedroom 1 9'10" x 12'2"**
- Bedroom 2 10'4" x 10'0"**
- Bedroom 3 5'9" x 7'5"**
- Shower Room 8'1" x 12'6"**
- Front Garden**
- Off Road Parking Space**
- Rear Garden**
- Agents Notes**
- Disclaimer**

