



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Burnley Road, Crawshawbooth, Rossendale
- 2 Bedroom, Fully Refurbished Home
- Extensive List Of Upgrades / Improvements
- New Kitchen & Bathroom
- Rear Patio & Garden Areas
- Perfect For Crawshawbooth & Nearby Amenities
- **VIEWING HIGHLY RECOMMENDED - Contact Us To View**
- **\*\*\* NO CHAIN DELAY \*\*\***


507, Burnley Road, Rossendale, BB4 8LZ

**£225,000**  
Offers Over

# 507, Burnley Road, Rossendale, BB4 8LZ

**\*\*\* NEW \*\*\* - FULLY REFURBISHED, 2 BEDROOM TERRACE HOME - BEAUTIFUL THROUGHOUT - Outstanding Presentation In A Perfect Location For Crawshawbooth Centre, Excellent Modern Décor, Rear Patio & Gardens, Extensive Upgrades & Improvements, New Kitchen & Bathroom - NO CHAIN DELAY - Contact Us To View!!!**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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.

Burnley Road, Crawshawbooth, Rossendale is a 2 bedroom home which has been recently refurbished throughout, including a new roof, rewiring, replastering, new flooring, kitchen and bathroom too. With excellent contemporary décor, the property now offers superb living accommodation in a great location and therefore **VIEWING IS HIGHLY RECOMMENDED**. This property also has the additional benefit of being offered **FOR SALE WITH NO CHAIN DELAY**.

Internally, this property briefly comprises: Entrance Hallway, Lounge, Sun Room, Kitchen. To the Lower Ground Floor are the 2nd Lounge and Utility Room. Off the first floor Landing / Study are Bedrooms 1 & 2 and the Bathroom. Externally, to the rear of the property are the Rear Patio, Lower Garden and Bottom Garden areas.

Perfectly located to take advantage of local village amenities, the property has good access to public transport via the X43 express bus route and is also within easy reach of commuter connections, with beautiful open countryside nearby. Within Crawshawbooth, a range of village facilities are available including popular schools nearby, while further comprehensive options are available within easy reach, throughout Rossendale as a whole.

**Hallway 15'9" x 6'7"**

**Lounge / Dining 19'11" x 14'9"**

**Sun Room 6'6" x 14'1"**

**Kitchen 9'9" x 7'10"**

**Lower Ground Floor**

**2nd Lounge 10'10" x 14'11"**

**Utility Room 7'2" x 14'11"**

**Study / Landing 10'9" x 15'0"**

**Bedroom 1 11'4" x 15'0"**

**Bedroom 2 11'9" x 8'3"**

**Bathroom 7'1" x 6'2"**

**Rear Patio**

**Lower Garden**

**Bottom Garden**

**Agents Notes**

**Disclaimer**

