



Farrow & Farrow
ESTATE & LETTING AGENTS



- Booth Crescent, Waterfoot, Rossendale
- 3 Bedroom, Semi-Detached Family Home
- Corner Plot with Garage & Driveway Parking
- Ideal Opportunity To Improve & Add Value
- Extended with Workshop / Utility / Store
- Amenities, Schools & Countryside All Nearby
- *** NO CHAIN DELAY ***
- Contact Us To View - By Appointment Only


95, Booth Crescent, Rossendale, BB4 9BU

£180,000

95, Booth Crescent, Rossendale, BB4 9BU

***** NEW *** 3 BEDROOM SEMI-DETACHED HOME ON A CORNER PLOT WITH GOOD BEDROOMS, GARDENS FRONT & REAR, DRIVEWAY & GARAGE - Ideal Investment, Opportunity To Add Value, 2 Separate Reception Rooms, Workshop / Store, Requiring Modernisation, Vacant Possession, 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.

Booth Crescent, Waterfoot, Rossendale is a 3 bedroom semi-detached property, situated on a corner plot, with a rear garden, front garden and side driveway leading to the garage. The property has also been extended, adding a workshop / utility space to the rear too. Offering 3 good bedrooms, the property also provides a great opportunity to improve and add value, through modernisation & refurbishment.

Internally, this property briefly comprises: Entrance Hallway, Lounge, Dining Room open to Kitchen, Rear Hall and Workshop / Utility Space. Off the first floor Landing are Bedrooms 1-3 and the Bathroom. Externally, the front garden sets the property back well from the roadside and an ample side driveway leads to the garage. To the rear is a further garden area too.

Located near to a local park and close to the BRGS, this property is also within walking distance of nearby bridleways and open countryside. Commuter routes are easily reached, as are sports and leisure facilities at Marl Pits, with public transport links also close at hand.

Hallway 12'1" x 5'10"

Lounge 11'11" x 13'6"

Kitchen 10'1" x 11'6"

Dining Room 10'1" x 8'0"

Rear Hall 4'5" x 8'10"

Workshop 8'10" x 8'10"

Landing 8'7" x 6'10"

Bedroom 1 13'1" x 11'1"

Bedroom 2 10'1" x 10'11"

Bedroom 3 7'7" x 9'0"

Bathroom 5'5" x 8'7"

Detached Garage

Front Garden

Rear Garden

Agents Notes

Disclaimer

