



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Shawclough Road, Shaw Clough, Rossendale
- 2 Bedroom Detached Bungalow
- Extensive Garden / Parking PLUS Additional Land
- Scope For Extension / Further Development STP
- Schools, Amenities & Transport Links Nearby
- Close To Open Countryside
- NO CHAIN DELAY
- Contact Us To View - By Appointment Only

123, Shawclough Road, Rossendale, BB4 9JZ

£375,000

Offers In The Region Of



# 123, Shawclough Road, Rossendale, BB4 9JZ

\*\*\* NEW \*\*\* - 2 BEDROOM DETACHED BUNGALOW, EXTENSIVE GARDEN / PARKING AREAS, PLUS ADDITIONAL AREA OF EMBANKMENT LAND - Potential Scope For Extension / Further Development (STP), Open Countryside Close By, Convenient For Road & Transport Links - NO CHAIN DELAY - Available To View, By Appointment Only - Contact Our Rawtenstall Office Now!!!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
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.

Shawclough Road, Shaw Clough, Rossendale is a 2 bedroom detached bungalow, with good size living accommodation and extensive areas of garden / parking and a further parcel of embankment land too. Offering potential scope for extension / development (STP), the property sits on an unusually generous plot, within walking distance of open countryside. Schools, local amenities and good road / transport links are easily reached, while this property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY. Viewings are available now for this property, by appointment only, through our Rawtenstall office.

Internally, this property briefly comprises: Entrance Vestibule, Hallway, Lounge, Dining Room, Break Kitchen, Utility Room, Bedrooms 1 & 2 and Shower Room. Externally, the property has Garden / Parking areas to the Front, Side & Rear, plus an extensive additional area potentially suitable for extension / further development (STP). There is also an additional area of embankment land surrounding the garden / parking areas which add further separation too.

Located within easy reach of local amenities, the property has schools, public transport links, a gym and park all nearby. Waterfoot centre is within walking distance and Rawtenstall centre with comprehensive facilities just a few minutes travel. Commuter and motorway connections are also easily accessed with M60/M65/M66/M62 all readily available.

**Vestibule 3'11" x 5'11"**

**Hallway 13'1" x 12'0"**

**Lounge 11'11" x 17'9"**

**Dining Room 11'9" x 7'11"**

**Kitchen/Breakfast Room 11'9" x 14'4"**

**Utility 8'0" x 6'9"**

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

**Bedroom 2 11'10" x 9'11"**

**Shower Room 7'2" x 6'9"**

**Front Garden**

**Side & Rear Garden Area**

**Extra Side Area of Land**

**Agents Notes**

**Disclaimer**

