



Farrow & Farrow

ESTATE & LETTING AGENTS



- Bury Road, Townsend Fold, Rossendale
- 3 Bedroom, Detached Bungalow
- Garage & Off Road Driveway Parking
- Generous Living Space, Conservatory To Rear
- Well Presented Throughout
- Ideal For Rawtenstall / Edenfield & Amenities
- NO CHAIN DELAY - AVAILABLE NOW TO VIEW
- Contact Us To View, By Appointment Only


218, Bury Road, Rossendale, BB4 6DJ

£315,000

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***** NEW *** - 3 BEDROOM DETACHED BUNGALOW CLOSE TO RAWTENSTALL - Gardens / Garage / Driveway Parking, Well Presented Generous Living Space, Conservatory To Rear - 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.

Bury Road, Rawtenstall, Rossendale is a 3 bedroom detached bungalow with a garage, gardens and off road driveway parking too. Including a conservatory to the rear, this property has spacious living accommodation which is well presented throughout and has a modern kitchen and bathroom. Ideally located for great access to both Rawtenstall and Edenfield, the property has a range of amenities nearby, including a pub/restaurant within easy walking distance. This property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY and viewing here is highly recommended - Contact Us To View.

Internally, this property briefly comprises: Entrance Hall, Lounge, Conservatory, Kitchen, Bedrooms 1-3 and Shower Room. Externally, the property has a Garage and off road Driveway Parking, with Gardens to both Front & Rear too.

Situated in a popular and convenient residential location, with open countryside minutes from the door, this property is also within easy reach of Edenfield and Rawtenstall centres. Well located for good schools, shopping and of course, the nearby and popular Whitchaff pub/restaurant, the property also offers great access to entertainment / dining / healthcare / transport links and motorway connections too.

- Hall**
- Lounge 15'10" x 19'10"**
- Conservatory 8'2" x 12'10"**
- Kitchen 10'7" x 10'2"**
- Bedroom 1 10'7" x 10'7"**
- Bedroom 2 10'3" x 10'7"**
- Bedroom 3 10'7" x 8'6"**
- Shower Room 7'1" x 8'1"**
- Driveway Parking**
- Garage 15'11" x 9'9"**
- Front Garden**
- Rear Tiered Garden**
- Agents Notes**
- Disclaimer**

