



Farrow & Farrow

ESTATE & LETTING AGENTS



- Major Street, Crawshawbooth, Rossendale
- 2 Bedroom, Mid-Terrace Home
- Ideal First Home or Buy-To-Let Investment
- Great Location In The Heart Of Crawshawbooth
- Good Size Living Space
- NO CHAIN DELAY
- EARLY VIEWING HIGHLY RECOMMENDED
- Contact Us To View - By Appointment Only

24, Major Street, Rossendale, BB4 8NY

£130,000

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***** NEW *** - 2 BEDROOM MID TERRACE IN THE HEART OF CRAWSHAWBOOTH - Excellent 1st Home Or Buy-To-Let Investment Opportunity, Ideal Location Close To All Village Centre Amenities, Transport Links & Open Countryside Nearby, Rawtenstall Within Easy Reach - NO CHAIN DELAY - Contact Us To View, By Appointment Only.**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

Major Street, Crawshawbooth, Rossendale is a 2 bedroom, mid-terrace home offering good living space and a great location in the heart of Crawshawbooth. This property would make an ideal first home or equally, a great buy-to-let investment, while also being offered FOR SALE WITH NO CHAIN DELAY - Early Viewing Highly Recommended, Contact Us To View.

Internally, this property briefly comprises: Entrance Vestibule, Lounge, Kitchen, first floor Landing off to Bedrooms 1 & 2, Bathroom & separate WC. There are also steps down from the ground floor to a small cellar space. Externally, to the rear of the property is a Yard Area with 2x External Stores too.

Perfectly located for Crawshawbooth Village Centre, the property enjoys excellent access to local amenities including Entertainment, Dining and Shopping. Crawshawbooth Primary School is within walking distance, while Alder Grange High School is also close by. Minutes from beautiful open countryside, the property enjoys good access to walks, bridleways and cycle routes, with comprehensive facilities and amenities are available throughout Rossendale as a whole.

Vestibule 4'0" x 3'6"

Lounge 13'10" x 14'4"

Kitchen 8'0" x 11'9"

Landing 9'7" x 5'7"

Bedroom 1 11'5" x 9'11"

Bedroom 2 10'8" x 8'7"

WC 2'4" x 5'7"

Bathroom 8'1" x 4'3"

Rear Yard with 2 x Stores

Agents Notes

Disclaimer

