



Farrow & Farrow

ESTATE & LETTING AGENTS



- Springhill, Higher Cloughfold, Rawtenstall, Rossendale
- 3 Bedroom, Character End Cottage
- Beautifully Presented Throughout
- Recent New Kitchen & Bathroom
- Fully Fitted Bedroom 3
- Exclusive Hamlet Setting with Off Road Parking
- VIEWING HIGHLY RECOMMENDED
- Contact Us To View - By Appointment Only


The Cottage, Springhill, Rossendale, BB4 7SP

£325,000

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*** NEW *** - BEAUTIFUL, 3 BEDROOM HOME WITH CHARACTER FEATURES, NEW KITCHEN & BATHROOM, PARKING AND AN EXCLUSIVE HAMLET SETTING - Tucked Away Position Yet Convenient For Rawtenstall Centre, Great Size Living Space, En-Suite To Master, Fully Fitted Bed 3 - A Lovely Home With Excellent Presentation - VIEWING HIGHLY RECOMMENDED - 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.

The Cottage, Springhill is a beautiful home ideally situated for those seeking a tucked-away setting, being positioned off the main road in Higher Cloughfold. With 3 bedrooms and including an en-suite to the master too, this property has lovely presentation throughout and offers retained character features too. With a recent new Bathroom and new Kitchen, fully fitted range of wardrobes to Bedroom 3 and a secluded, enclosed front Patio Garden too, this property is conveniently located for Rawtenstall, offers good size living space and importantly, parking provision too.

Internally, this property briefly comprises: Open Plan Kitchen / Dining Room, Lounge, first floor Landing off to Bedroom 1 with En-Suite, Bedrooms 2 & 3 and Bathroom. Externally, the property has front Driveway Parking, a Corner Deck & Patio Garden.

Located in Higher Cloughfold, the property enjoys excellent access to Marl Pits for all sports & leisure facilities, while also being within easy reach of Rawtenstall town centre. With a modern Kitchen & Bathroom, the property ticks all the right boxes and even sits within easy reach of both commuter links via M65/M66 and public transport connections to Manchester / Burnley etc.

Open Plan Kitchen / Dining Room 23'11" x 13'5"

Lounge 14'0" x 16'6"

Landing 14'6" x 6'0"

Bedroom 1 9'7" x 13'5"

Bedroom 2 8'3" x 13'4"

Bedroom 3 / Dressing Room 7'0" x 15'7"

Bathroom 6'11" x 6'7"

En-suite Shower Room 5'5" x 6'7"

Front Driveway

Front Patio

Agents Notes

Disclaimer

