



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Millar Barn Lane, Waterfoot, Rossendale
- 2 Bedroom, Mid-Terrace Home
- Perfect 1st Home or Buy To Let Option
- Modern Presentation With Attractive Front Outlook
- Walking Distance To Schools / Shopping / Transport
- All Local Amenities Within Easy Reach
- VIEWING RECOMMENDED
- Contact Us To View - By Appointment Only

30, Millar Barn Lane, Rossendale, BB4 7AU

£125,000

Offers In The Region Of



## 30, Millar Barn Lane, Rossendale, BB4 7AU

**\*\*\* NEW \*\*\* - 2 BEDROOM MID TERRACE, PERFECT 1ST HOME - Modern Presentation, Attractive Outlook, Ideal Buy-To-Let Option, Rear Patio Yard, Walking Distance To Shops / Schools / Entertainment / Public Transport - VIEWING RECOMMENDED - Contact Us To View!!!**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<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.

Millar Barn Lane, Waterfoot, Rossendale is a 2 bedroom, mid-terrace home, conveniently situated for Bacup & Rawtenstall Grammar School and Waterfoot Primary School. Set just off the main Bacup Road, the property gives easy access to all local amenities and would be an ideal First Home or Buy-to-Let investment option too. With an attractive front outlook and a rear patio yard completing the picture here, viewing is certainly recommended.

Internally, this property briefly comprises: Entrance Vestibule, Lounge, Kitchen, first floor Landing off to Bedrooms 1 & 2 and Shower Room. Externally, there is also a Rear Yard adding valuable outdoor space too.

Located near to Waterfoot centre and within easy reach of nearby facilities, access to commuter routes and public transport are both close at hand. The property is within walking distance of 2 sought after schools, popular pubs, countryside and shopping, while sport / leisure provision are each just a few minutes travel away.

### Vestibule

**Lounge 12'9" x 16'1"**

**Kitchen/Breakfast Room 7'1" x 13'5"**

### Landing

**Bedroom 1 10'1" x 16'3"**

**Bedroom 2 9'10" x 10'7"**

**Shower Room 6'10" x 7'5"**

### Rear Patio Yard

### Agents Notes

### Disclaimer

