



Farrow & Farrow

ESTATE & LETTING AGENTS



- Booth Road, Waterfoot, Rossendale
- 3 Bedroom, Semi-Detached Family Home
- Excellent Presentation Throughout
- Well Extended, Providing 3 Reception Areas
- New Kitchen, Woodburner, Décor & Carpets
- Southerly Rear Garden, Front Garden, Garage & Driveway
- VIEWING HIGH RECOMMENDED
- Contact Us To View - By Appointment Only

49, Booth Road, Rossendale, BB4 9BP

£375,000

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*** NEW *** - GORGEOUS 3 BEDROOM SEMI-DETACHED FAMILY HOME WITH OUTSTANDING PRESENTATION THROUGHOUT - Extended, new kitchen / décor / carpets / woodburner. Garage plus driveway parking, beautiful gardens and southerly-facing sun-trap rear patio. Great location with amenities, transport links & popular schools all within easy reach. VIEWING ESSENTIAL - Contact Us Now To View!!!



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	60	
(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.

Booth Road, Waterfoot, Rossendale is a 3 bedroom, semi-detached family home, with a fantastic range of recently renewed and upgraded aspects. Located within walking distance of sought after local schools, this excellent family home also has that all important outdoor space too including a Garage and off road Driveway Parking. Completing the picture here, the Front Garden includes a lawn and mature shrubs setting the property well back from the roadside with an attractive approach, while the southerly facing Rear Garden has a superb sun-trap patio and more lovely lawn and planted areas.

Amounting to almost 1,500 sq. ft., this lovely home has been well extended and now boasts 3 reception spaces, a brand new Kitchen, new décor, new carpeting and a new feature woodburner too. With beautiful presentation throughout, this is a gorgeous property with lovely living spaces inside and out. VIEWING IS HIGHLY RECOMMENDED here to fully appreciate all that is on offer with this excellent family property.

Internally, this property briefly comprises: Entrance Porch, Hallway, Lounge, 2nd Lounge, Dining Room, open plan Breakfast Kitchen, Downstairs WC. Off the first floor Landing are Bedrooms 1-3 and the Bathroom with separate WC Externally, to the rear of the property is a Paved Patio area, a smaller Graveled Patio Area and the Lawned & Mature Planted Gardens with Hedged Borders. In addition to the attached Garage, there is also off road Driveway Parking too.

Located less than 2.5 miles from Rawtenstall with excellent town centre amenities and convenient motorway links, as well as an express bus route to Manchester, this property offers good transport connections to local and regional destinations. Being well served too with local schools, the property is within walking distance of Bacup and Rawtenstall Grammar School and Waterfoot Primary School.

At the same time however, stunning countryside in nearby, with reservoir walks, the Pennine Bridleway and popular cycle routes giving multiple leisure options, while Marl Pitts sports and leisure facilities and Rossendale golf range are just 5 minutes away.

Porch 6'0" x 2'6"

Hallway 15'2" x 5'10"

Lounge 15'4" x 12'6"

2nd Lounge 15'3" x 11'9"

Open Plan Breakfast Kitchen 26'0" x 6'5"

Open to Dining Room 11'8" x 10'10"

WC 4'11" x 3'5"

Landing

Bedroom 1 15'4" x 11'7"

Bedroom 2 12'11" x 13'4"

Bedroom 3 8'0" x 6'11"

Bathroom 8'8" x 8'0"

WC 2'7" x 3'9"

Front Garden

Front Driveway

Garage 16'0" x 10'9"

Rear Patio's

Rear Garden

Agents Notes

Disclaimer

