

Farrow & Farrow
ESTATE & LETTING AGENTS




- Linden Lea, Balladen, Rawtenstall, Rossendale
- 1 Bedroom, 1st Floor Flat with Small Balcony Area
- Modern Kitchen & Shower Room
- Neutral Décor Throughout
- Perfect 1st Home Or Buy-To-Let Investment
- On Street Parking Nearby
- *** NO CHAIN DELAY ***
- Contact Us To View - By Appointment Only

22, Linden Lea, Rossendale, BB4 6DX

£70,000
Offers Over

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*** NEW *** - 1ST FLOOR APARTMENT - Open Plan Lounge / Breakfast Kitchen, 1 Bedroom Home Close To Bus Stop and Within Walking Distance of Local Amenities. Ideal Buy-to-let Investment or First Home / Retirement Accommodation - *** NO CHAIN DELAY *** - Contact Us Now 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.

Linden Lea, Balladen, Rawtenstall, Rossendale is a 1 bedroom first floor apartment with modern open plan breakfast kitchen / lounge and neutral decoration throughout. Just a short walk to bus stops and local amenities, this property is perfectly located for access to Rawtenstall town centre and links to the motorway network.

Briefly, the property has a first floor balcony area, front door opening in to the open-plan Lounge with modern breakfast kitchen., bedroom 1, fully tiled shower room and a good size storage room.

The property is offered with NO CHAIN DELAY and there is unallocated on-street parking available nearby.

Open Plan Lounge / Kitchen 23'11" x 13'7"

Bedroom 1 13'0" x 9'11"

Shower Room 6'1" x 6'3"

Store Room 3'11" x 6'7"

Small Balcony

Agents Notes

Disclaimer