



Farrow & Farrow

ESTATE & LETTING AGENTS



- Mount Pleasant, Rawtenstall, Rossendale
- 2 Bedrooms PLUS Attic Studio Room
- Recent Kitchen, New Flooring Throughout
- Rear Patio Garden, Front Off Road Driveway Parking
- Well Presented Throughout & Conveniently Positioned
- Slightly Tucked-Away Setting
- Rawtenstall Centre Within Easy Reach
- Transport Links / Schools / Whitaker Park Nearby
- *** NO CHAIN DELAY ***
- Contact Us To View - By Appointment Only

11, Mount Pleasant, Rossendale, BB4 6RT

£240,000
Offers Over

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*** NEW *** - 2/3 BEDROOM FAMILY HOME, GARDEN & PARKING, WITHIN EASY REACH OF RAWTENSTALL CENTRE - Recent Kitchen, New Flooring Throughout, Rear Patio Garden, Front Off Road Driveway Parking, 2 First Floor Bedrooms PLUS Attic Studio Room, Whitaker Park / Schools / Transport / Rawtenstall Centre All Nearby - NO CHAIN DELAY - Contact Us To View!!



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

Mount Pleasant, Rawtenstall, Rossendale is a great family home, conveniently located in a slightly tucked-away position, yet within easy reach of amenities in Rawtenstall town centre. With a recent Kitchen and new flooring throughout, this property is well presented and has the extra benefit of both a Patio Garden to the rear and off road Driveway Parking to the front, PLUS the further appeal of being offered FOR SALE WITH NO CHAIN DELAY. Viewing here is highly recommended and available, by appointment only, through our Rawtenstall office.

Internally, this property briefly comprises: Lounge, Dining Kitchen, first floor Landing off to Bedroom 1 with Store, Bedroom 2 and the Bathroom, second floor Attic Studio Room and there is a small Basement Store area too. Externally, to the rear of the property is the Rear Patio Garden while to the front, there is off road Driveway Parking.

Ideally situated off the main Haslingden Road but within easy reach of Rawtenstall town centre amenities, this property is also close to Whitaker Park, a pub and great transport links too, while still enjoying a slightly tucked-away position.

- Lounge 18'2" x 14'10"
- Kitchen/Dining Room 15'9" x 14'10"
- Landing 9'11" x 11'2"
- Bedroom 1 14'5" x 14'10"
- Bedroom 2 12'5" x 7'10"
- Bathroom 18'1" x 5'5"
- Attic Studio - Bedroom 3 16'9" x 14'10"
- Basement
- Front Parking
- Rear Patio Garden
- Agents Notes
- Disclaimer

