Farrow & Farrow
ESTATE & LETTING AGENTS
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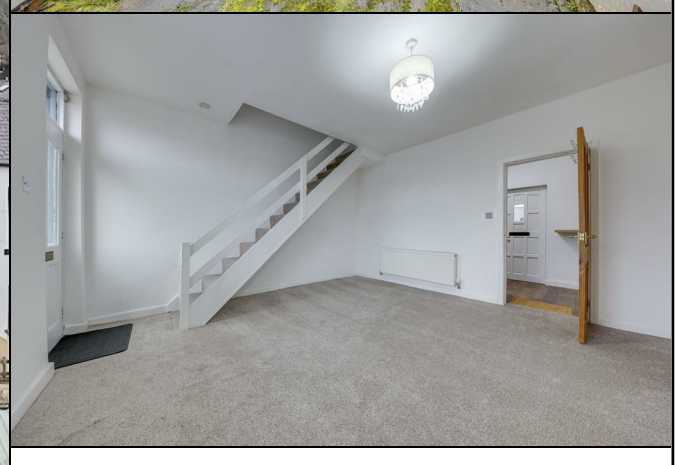


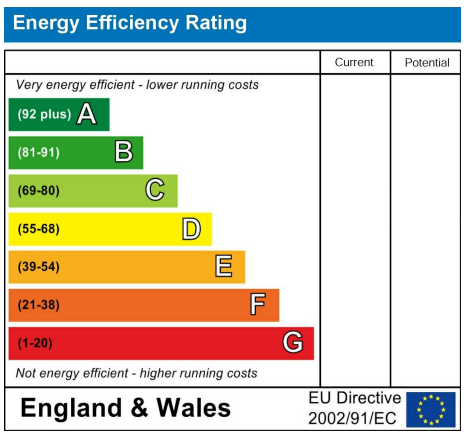
- Yare Street, Waterfoot, Rossendale
- 2 Bedroom, Mid Terrace Home
- Neutrally Presented Throughout
- Recent Kitchen, Brand New Carpets
- Perfect Position For BRGS & Waterfoot Primary
- Walking Distance To Waterfoot Amenities
- *** NO CHAIN DELAY ***
- Contact Us To View - By Appointment Only

**3, Yare Street, Rossendale, BB4 7BE**

**£125,000**

# 3, Yare Street, Rossendale, BB4 7BE

*** NEW *** - 2 BEDROOM MID-TERRACE, WELL PRESENTED THROUGHOUT, RECENT KITCHEN & BRAND NEW CARPETS - Garden Fronted, Perfect For Local Schools & Amenities - NO CHAIN DELAY - Available To View Now, By Appointment Only




Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attentio n 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 autho rity 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.

Yare Street, Waterfoot, Rossendale is a 2 bedroom, mid-terrace home with a recent kitchen and brand new carpets throughout, ideally situated for a range of local amenities. The property is garden fronted with this having both decked and lawned areas while inside, the property is well presented throughout. A perfect first home or buy-to-let investment, this property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY. Viewings are available now, by appointment only, through our Rawtenstall office.

Internally, this property briefly comprises: Lounge, Kitchen, first floor Landing off to Bedrooms 1 & 2 and the Bathroom. Externally, the property offers a good size Garden with lawned and decked areas too.

Ideally positioned for BRGS & Waterfoot Primary School, the property is also located near to Waterfoot centre and close to nearby facilities, with access to commuter routes and public transport both close at hand. The property is within walking distance of Waterfoot itself, with open countryside, healthcare, shopping and sports / leisure provision are both just a few minutes away.

**Lounge 13'7" x 15'0"**

**Kitchen 6'3" x 14'8"**

**Landing**

**Bedroom 1 10'6" x 15'0"**

**Bedroom 2 9'3" x 8'11"**

**Bathroom 6'3" x 5'9"**

**Front Garden**

**Communal Rear Yard Area**

**Agents Notes**

**Disclaimer**