



Farrow & Farrow

ESTATE & LETTING AGENTS



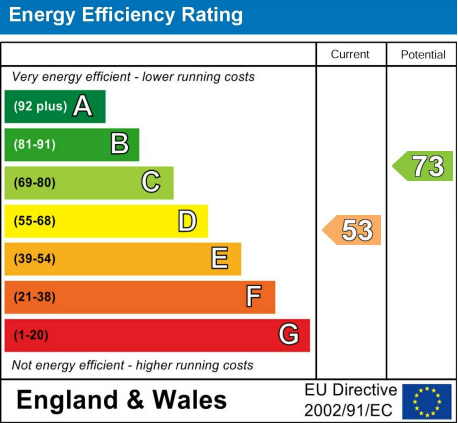
- Prospect Road, Rawtenstall, Rossendale
- 2 Bedrooms + Attic Studio / Potential Bedroom 3
- Perfect For Rawtenstall Town Centre
- Well Presented Throughout
- Front Forecourt & Rear Patio Yard
- Basement Store Room
- NO CHAIN DELAY - Contact Us To View
- VIEWING HIGHLY RECOMMENDED - By Apponitment Only

3, Prospect Road, Rossendale, BB4 8HJ

£150,000
 Offers Over

3, Prospect Road, Rossendale, BB4 8HJ

*** NEW *** - 2 BEDROOM HOME CLOSE TO RAWTENSTALL CENTRE WITH ATTIC & BASEMENT - Well Presented, Good Size Accommodation, Ideal Buy To Let or First Home, Front Forecourt & Rear Patio Yard - *** NO CHAIN DELAY *** - Contact Us To View!!!



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.

Prospect Road, Rawtenstall, Rossendale is a next-to-end terrace home, situated close to the centre of Rawtenstall in a sought after position. With 2 first floor bedrooms and an attic room / potential bedroom 3, the property also has a basement store and offers good size living accommodation. With both a front forecourt and a good size rear patio yard too, the property would be an ideal first time buy or buy to let investment too. With the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY, early viewing here is highly recommended.

Internally, this property briefly comprises: Lounge, Kitchen / Dining Room, 1st floor Landing off to Bedrooms 1 & 2 and Bathroom, 2nd floor Attic Room / Potential Bedroom 3. There is also a Basement Store Room too. Externally, to the front of the property is a Front Forecourt Garden and to the rear, a Patio Yard each add valuable outdoor space.

Close to the X43 bus route to Manchester and also within very easy reach of excellent motorway connections, the property would equally well suit a base for commuters to surrounding areas, including Manchester, Blackburn, Preston and beyond. Open countryside is easily accessible, while comprehensive shopping, health, fitness, sports and leisure facilities are available throughout Rossendale.

- Lounge 12'10" x 13'6"
- Kitchen/Dining Room 11'1" x 10'7"
- Basement 10'2" x 10'4"
- Landing 4'1" x 5'6"
- Bedroom 1 12'11" x 13'6"
- Bedroom 2 6'8" x 10'6"
- Bathroom 4'1" x 7'7"
- Attic Room / Potential Bed 3 12'10" x 13'5"
- Front Forecourt
- Rear Patio Yard
- Agents Notes
- Disclaimer

