



Farrow & Farrow

ESTATE & LETTING AGENTS



- Millar Barn Lane, Waterfoot, Rossendale
- 3 Bedroom, Semi-Detached Cottage
- Excellent Convenient Location
- Some Attractive Retained Features
- Perfect For BRGS, Waterfoot Primary Or Valley Academy
- Rer Patio & Lawned Garden Areas
- VIEWING RECOMMENDED
- Contact Us To View - Viewings Available Now

54, Millar Barn Lane, Rossendale, BB4 7AU

£250,000

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*** NEW *** - 3 BEDROOM PERIOD COTTAGE WITH GOOD SIZE GARDEN, IN A GREAT POSITION CONVENIENT FOR LOCAL AMENITIES - Stone's Throw To BRGS, Good Size Accommodation, Rear Patio & Lawned Garden, Some Retained Features - VIEWING HIGHLY RECOMMENDED - 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.

Millar Barn Lane, Waterfoot, Rossendale is a 3 bedroom, with some retained period features and believed to date to at least the 1800s. Offering good accommodation inside and out, the property is conveniently located for a great range of local amenities and BRGS Grammar Schools is just a literal stone's throw away. The property itself provides good accommodation with the valuable addition of the rear patio and lawned garden areas too. Viewing here is definitely recommended and available now, by appointment only.

Internally, this property briefly comprises: Entrance Vestibule, Lounge, Dining Kitchen, off the First Floor Landing are Bedrooms 1-3 and the Shower Room and to the Basement Floor there is a small Basement Room and an externally accessed Outhouse / Wood Store.

Externally, in addition to the Outhouse / Wood Store, there is also a paved Rear Patio and beyond, a lawned Lower Garden area too.

Located within easy reach of Waterfoot centre and nearby facilities, access to commuter routes and public transport are both close at hand. The property is within walking distance of 2 sought after schools including Bacup & Rawtenstall Grammar which is literally across the road, popular pubs, countryside and shopping, while sport / leisure provision are each just a few minutes travel away.

Vestibule 3'7" x 3'6"

Lounge 18'0" x 15'1"

Kitchen/Dining Room 17'9" x 11'7"

Landing 5'11" x 10'8"

Bedroom 1 11'9" x 13'4"

Bedroom 2 11'9" x 13'4"

Bedroom 3 8'11" x 10'0"

Shower Room 5'11" x 7'9"

Small Basement

Outhouse / Wood Store

Rear Patio

Lower Garden

Agents Notes

Disclaimer

