



Farrow & Farrow

ESTATE & LETTING AGENTS



- Holly Mount Way, Rawtenstall, Rossendale
- 2 Bedroom, Penthouse Apartment
- SUPERB TOWN CENTRE LOCATION
- Beautifully Presented Throughout Inc New Kitchen
- Lift Access & Private Undercroft Parking
- Ideal For A Great Range Of Local Amenities
- *** NO CHAIN DELAY ***
- VIEWING HIGHLY RECOMMENDED - Contact Us To View

210, Holly Mount Way, Rossendale, BB4 8FW

£275,000

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*** NEW *** - SUPERBLY PRESENTED, MODERN PENTHOUSE APARTMENT WITH PRIVATE PARKING - Perfectly Positioned For Rawtenstall Centre, New Kitchen, Open Plan Lounge / Breakfast Kitchen Layout, 2 Bedrooms, 1 En-Suite & Modern Bathroom Too, Private Undercroft Parking - AN ABSOLUTELY FABULOUS APARTMENT HOME - *** AVAILABLE NOW, NO CHAIN DELAY *** - Contact Us To View!!!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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.

Holly Mount Way, Rawtenstall, Rossendale is a fantastic modern penthouse apartment with lift access and private covered parking. This beautiful, top floor home offers 2 bedrooms (1 with en-suite) and has an open plan lounge / kitchen layout boasting a superb new fitted kitchen, plus the entrance way has fitted wardrobes adding great storage too! This fabulous apartment home is within walking distance for Rawtenstall Centre, close to excellent commuter links, public transport connections and comprehensive local amenities within just moments.

Beautifully presented throughout with lovely contemporary finishes, plus private undercroft parking, this property also enjoys the closeness of a wide range of shopping, entertaining, leisure and dining options too, while open countryside is also easily reached within just a few minutes - This property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY - VIEWING HIGHLY RECOMMENDED!!!

Internally, the property briefly comprises: Entrance Hallway, Open Plan Lounge / Breakfast Kitchen, Bedroom 1 with En-Suite Shower Room, Bedroom 2 and Bathroom. Externally, Communal Gardens to the rear provide attractive surroundings and Lower Level Private Parking Provision is conveniently close.

Fantastic local amenities are available, virtually on the doorstep, with excellent options for entertaining, dining and shopping all within walking distance. Express public transport provision, via the X43 bus route to Manchester and Burnley is close at hand, with easy regional motorway links through the M65/M66 equally accessible.

Communal Entrance

Hall 12'10" x 8'4"

Open Plan Lounge / Breakfast Kitchen 25'4" x 16'3"

Bedroom 1 12'8" x 8'2"

En-suite Shower Room 8'6" x 5'7"

Bedroom 2 12'3" x 8'5"

Bathroom 8'6" x 7'1"

Communal Gardens

Under Ground Parking

Agents Notes

Disclaimer

