



Farrow & Farrow

ESTATE & LETTING AGENTS



- Staghills Road, Newchurch, Rossendale
- 3 Bedroom, Mid Terrace Home
- Popular & Conveniently Located Residential Area
- Gardens Front & Rear
- Good Size Living Space
- Perfect 1st Home or Buy-To-Let Investment
- No Chain Delay

127a, Staghills Road, Rossendale, BB4 7TY

£130,000

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127 Staghills Road, Rossendale, BB4 7TY - We are acting in the sale of the above property and have received an offer of £125,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place - 3 BED MID-TERRACE HOME IN POPULAR LOCATION - Good Size Living Space, Gardens Front & Rear, Conveniently Located, Close To Local Amenities & Transport Connections, Perfect 1st Home Or Potential Buy-To-Let - NO CHAIN DELAY- VIEW BY APPOINTMENT ONLY - 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.

Staghills Road, Newchurch, Rossendale is a 3 bedroom, mid terrace property with good size living space and both a shower room and separate WC too. Set back from the road by a low maintenance front garden, the property also has a good size lawned rear garden too. This home is conveniently located in a popular residential area which gives good access to public transport links and commuter routes too, with a nursery and local amenities nearby. This property would be an ideal 1st home or a good potential buy-to-let option too. Offered with No Chain Delay

Internally, this property briefly comprises: Entrance Hall, Lounge, Dining Kitchen with Under Stairs Store. Off the first floor Landing are Bedrooms 1-3, Shower Room and Separate WC. Externally, to the front of the property is a low-maintenance Front Garden while to the rear, a good size lawned Rear Garden completes the picture.

Situated in a popular residential area, this property is within walking distance of Staghills Children Centre and Newchurch St. Nicholas primary school, and near to BRGS and Waterfoot village centre, as well as Waterfoot Primary School, Marl Pits sports & leisure facilities are close by and through-valley routes for commuters and via public transport are easily accessible.

Hall

Lounge 17'5" x 11'5"

Kitchen/Dining Room 17'5" x 13'6"

Store

Landing

Bedroom 1 11'7" x 11'5"

Bedroom 2 9'5" x 13'6"

Bedroom 3 8'8" x 7'10"

Shower Room 5'6" x 6'11"

WC 2'10" x 4'8"

Front Garden

Rear Garden

Agents Notes

Disclaimer

