



Farrow & Farrow

ESTATE & LETTING AGENTS



- Burnley Road, Loveclough, Rossendale
- 3 Bedroom, Refurbished Mid-Terrace Home
- Full Internal Refit With Excellent Finishes
- Superb Contemporary Décor & Presentation Throughout
- Front Forecourt & Rear Patio Garden
- Excellent Location On The Verge Of Open Countryside
- VIEWING HIGHLY RECOMMENDED
- NO CHAIN DELAY - Contact Us NOW To View

847, Burnley Road, Rossendale, BB4 8QL

*** NEW *** - 3 BEDROOM MID-TERRACE WITH FULL INTERNAL REFIT THROUGHOUT - Excellent Presentation, Superb Kitchen & Bathrooms, Spacious 3 Storey Living Accommodation, Fully Stone-Paved Rear Patio Garden, Close To Beautiful Open Countryside, AVAILABLE NOW WITH NO CHAIN DELAY - Contact Us NOW 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.

Burnley Road, Loveclough, Rossendale is a 3 bedroom, fully refurbished mid-terrace home, finished to an exceptional standard by renowned local builders, Condale Construction. With brand new windows and doors throughout, together with a full internal refit, lovely kitchen and bathroom fittings and excellent décor throughout, this property has been treated to a wonderful upgrade. The three storey layout has been fully utilised to create spacious living areas which are beautifully presented and highly desirable. Available now, exclusively through our Rawtenstall office, viewings are certainly highly recommended - contact us now to view, with the additional benefit too of no chain delay.

Internally, this property briefly comprises: Entrance Hall, Lounge, Kitchen / Dining Room and Utility. Off the first floor Landing are Bedrooms 2 & 3 and the Family Bathroom, while off the Inner Landing are stairs up to Bedroom 1 and the En-Suite Shower Room.

Externally, the property has a Front Forecourt Garden and to the rear, a stone flagged Rear Patio Garden with feature boundary treatments too.

On the edge of beautiful surroundings, this property is close to lovely walks, the Pennine Bridleway and excellent cycling routes, with Clowbridge Reservoir at Dunnockshaw nearby. Public transport provision to Manchester / Burnley is easily accessible via the X43 express bus route, while motorway links to M65/M66/M60 connections are all within easy reach.

Hall 9'3" x 4'10"

Lounge 14'0" x 13'0"

Kitchen/Dining Room 19'8" x 16'5"

Utility 8'0" x 4'1"

Landing 14'2" x 6'9"

Bedroom 2 13'4" x 9'2"

Bedroom 3 13'3" x 9'1"

Bathroom 8'0" x 6'9"

Inner Landing 4'4" x 6'9"

Bedroom 1 19'1" x 16'5"

En-suite Shower Room 8'5" x 9'2"

Front Forecourt

Rear Patio Garden

Agents Notes

Disclaimer

