



Farrow & Farrow

ESTATE & LETTING AGENTS



- Shawfield, Rawtenstall, Rossendale
- 2 Bedroom, Mid-Terrace Home
- Gardens Front & Rear
- Perfect For Rawtenstall Centre
- Walking Distance to Local Amenities
- Motorway & Public Transport Links Nearby
- Viewings Available Now, By Appointment Only
- Contact Us NOW To View

2, Shawfield, Rossendale, BB4 6BJ

£150,000

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*** NEW *** - 2 BEDROOM MID-TERRACE CLOSE TO RAWTENSTALL CENTRE - Gardens Front & Rear, Opportunity To Further Modernise & Add Value, Walking Distance To Town Centre Amenities, Motorway & Public Transport Links Nearby - 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.

Shawfield, Rawtenstall, Rossendale is a 2 bedroom mid-terrace home offering good size accommodation which is within walking distance of Rawtenstall centre. With gardens front and rear, the property also has good outdoor space and offers an opportunity too, to further modernise and add value. Viewings are highly recommended and are available now, by appointment through our Rawtenstall office - Contact Us NOW To View.

Internally, this property briefly comprises: Entrance Hall, Lounge, Breakfast / Kitchen. First floor Landing off to Bedroom 1, Bedroom 2 with Store, Bathroom, separate WC. Externally, there is a Front Garden with steps to the door while to the rear, a good size Rear Garden adds further valuable outdoor space too.

Situated on the outskirts of a very popular estate close to the town centre of Rawtenstall, this property is ideal for commuters as it lies just a short distance from A56/M66/M65 motorway links. The property is also close to local amenities, schools and Rawtenstall town centre, as well as befitting from views over the local park and views beyond.

Hall

Lounge 17'0" x 10'11"

Kitchen/Breakfast Room 17'0" x 12'1"

Landing 4'8" x 10'11"

Bedroom 1 14'1" x 11'1"

Bedroom 2 11'11" x 8'11"

Store

WC 2'9" x 6'2"

Bathroom

Agents Notes

Disclaimer

