



**Farrow & Farrow**  
ESTATE & LETTING AGENTS



- Lower Clowes, Rawtenstall, Rossendale
- 1 Bedroom, Mid-Terrace Property
- Requiring Refurbishment Throughout
- A Great Opportunity To Improve & Add Value
- Sought After Location, Attractive Setting & Approach
- \*\*\* NO CHAIN DELAY \*\*\*
- Viewing Essential - By Appointment Only
- Contact Us NOW To View


3, Lower Clowes, Rossendale, BB4 6EN

**£150,000**

### 3, Lower Clowes, Rossendale, BB4 6EN

\*\*\* NEW \*\*\* - 1 BED MID-TERRACE PROPERTY, REQUIRING REFURBISHMENT, SITUATED IN SOUGHT AFTER PICTURESQUE SURROUNDINGS - Ideal Project To Create A First Home Or Rental Investment, Lovely Setting, Rawtenstall Centre Within Easy Reach - Available NOW with NO CHAIN DELAY - Contact Us To View, By Appointment Only



| Energy Efficiency Rating                           |   |           |
|--|---|-----------|
|  | Current   | Potential |
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92 plus) <b>A</b>                                 |   |           |
| (81-91) <b>B</b>                                   |   |           |
| (69-80) <b>C</b>                                   |   |           |
| (55-68) <b>D</b>                                   |   |           |
| (39-54) <b>E</b>                                   |   |           |
| (21-38) <b>F</b>                                   |   |           |
| (1-20) <b>G</b>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>England &amp; Wales</b>                         | 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.

Lower Clowes, Rawtenstall, Rossendale is a 1 bedroom, mid-terrace property requiring refurbishment but which offers a great position in a highly sought after setting. Amongst a small number of other properties in the Lower Clowes hamlet, the property has attractive surroundings and a lovely approach too. This home is conveniently located in a location which gives good access to public transport links and commuter routes too, with popular local amenities nearby and Rawtenstall centre within easy reach. This property would be an ideal 1st home or a good potential buy-to-let option too and has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Entrance Vestibule, Lounge, Kitchen, first floor Landing off to Bedroom 1 and Bathroom. Externally, there is a Rear Deck and a Lower Garden area offer lovely outdoor space too.

Conveniently positioned, this home enjoys attractive semi-rural surroundings and a comparatively peaceful setting, tucked away just off Bury Road. Motorway connections and public transport links are each easily reached, as are town centre amenities in Rawtenstall, good local schools and a range of leisure and entertainment options all nearby too.

#### Vestibule

**Lounge 13'9" x 13'9"**

**Kitchen 4'11" x 10'9"**

**Landing 7'3" x 8'0"**

**Bedroom 11'11" x 13'9"**

**Bathroom 7'3" x 5'6"**

**Rear Deck**

**Lower Garden**

**Agents Notes**

**Disclaimer**

