



Farrow & Farrow

ESTATE & LETTING AGENTS



- Haslingden Road, Rawtenstall
- End Stone Terrace Property
- Close to Rawtenstall Centre
- Lounge, Kitchen & Utility Room
- Basement Room with Further Store
- Convenient for Public Transport & Motorway
- Feature Multi Fuel Burner in Lounge
- No Chain Delay!

228, Haslingden Road, Rossendale, BB4 6RX

£75,000
Offers In The Region Of

228, Haslingden Road, Rossendale, BB4 6RX

NO CHAIN! - AFFORDABLE FIRST TIME BUYER HOME or IDEAL BUY-TO-LET. Spacious Bedroom & Lounge with Feature Wood Burner, Separate Kitchen & Utility, 2 Further Basement Rooms, On Public Transport Route & Ideal for Motorway Access - CALL US TODAY!!!



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.

Haslingden Road, Rawtenstall, is a 1 bedroom end terrace house, with good size Lounge and separate Kitchen & Utility Room. Ideally situated, close to Rawtenstall town centre and All Saints High School, the property is also on a main public transport route and provides easy commuter access to motorway connections for the M65/M66 and beyond. Neutrally decorated & boasting a feature wood burner in the Lounge, the property has a spacious Bedroom with stripped floorboards which match through into the Bathroom.

Offering an ideal buy-to-let or first time buyer opportunity, this conveniently situated property offers potential for further improvement and upgrading too. A further basement space has good head height and provides two further storage rooms with significant additional capacity.

Ideal Buy-To-Let or First Time Buyer Property * Spacious Lounge & Bedroom * Feature Wood Burner to Lounge * Separate Kitchen & Utility Room * Basement with 2 Further Good Storage Rooms

Vestibule

Lounge 13'11" x 12'3"

Kitchen/Breakfast Room 7'5" x 8'7"

Utility 10'11" x 4'0"

Landing

Bedroom 1 13'11" x 12'0"

Bathroom 7'4" x 8'11"

Basement 7'4" x 8'11"

Agents Notes

Disclaimer

