



**Farrow & Farrow**  
ESTATE & LETTING AGENTS



- Burnley Road East, Whitewell Bottom, Rossendale
- Second Floor Apartment
- 2 Bed Rooms
- Good Size Accommodation
- On Bus Routes to Burnley / Rossendale
- Bond & References Required
- Open Countryside Nearby
- Call Us To View

559A, Burnley Road East, Rossendale, BB4 9NT

**£300 PCM**  
PCM



# 559A, Burnley Road East, Rossendale, BB4 9NT

\*\*\* NOW UNDER APPLICATION \*\*\* - Second Floor Apartment, Good Size Accommodation. 2 Bedroom. ON BUS ROUTE. Call Us To Arrange A Viewing!!!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			33
(21-38) <b>F</b>			
(1-20) <b>G</b>		1	
Not energy efficient - higher running costs			
<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.

Burnley Road East, Whitewell Bottom, Rossendale, is a stone built, second floor apartment offering 2 bedroom accommodation. Ideally located for Waterfoot, and surrounding towns. The apartment is now ready available and offers good size accommodation.

The property comprises : Entrance Hallway, Lounge, Kitchen, Bedroom 1 with storage, Bedroom 2 and Bathroom.

Close to local amenities, local bus routes and schools.

\* AVAILABLE NOW TO VIEW \* Good Size Kitchen / Lounge \* Close to Bus Routes \* References and Bond Required

## Hall

Lounge 9'9" x 15'1"

Kitchen 9'9" x 8'3"

Bedroom 1 9'3" x 11'9"

Bedroom 2 6'1" x 6'9"

Bathroom

Agents Notes Rental

Disclaimer

