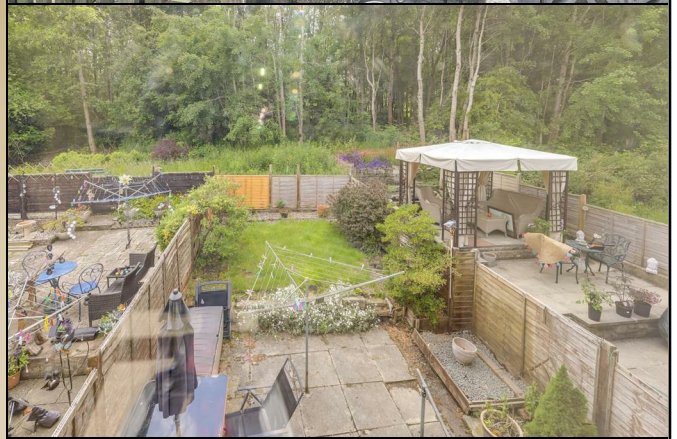




Farrow & Farrow

ESTATE & LETTING AGENTS



- Holland Avenue, Rawtenstall, Rossendale
- 2 Bedroom, Mid-Quasi Semi-Detached Home
- Ideally Located For Rawtenstall Centre
- Recent Carpets & Décor
- Lovely Garden & Outlook To Rear
- Excellent 1st Home Or Buy-To-Let
- *** NO CHAIN DELAY *** - Viewings Available Now
- Contact Us To View - By Appointment Only

36, Holland Avenue, Rossendale, BB4 8JJ

£180,000

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*** NEW *** - WELL-PRESENTED, 2 BED MID-QUASI SEMI-DETACHED HOME WITH *** NO CHAIN DELAY *** PERFECT FOR RAWTENSTALL TOWN CENTRE. Recent carpets & décor, good size Kitchen/Dining and lovely garden and outlook to rear. Close to Countryside, Ideal For Motorway Network. Ideal First Home or Buy-to-let investment - CONTACT 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.

Holland Avenue, Rawtenstall, Rossendale is a great, 2 bedroom mid-quasi semi-detached home, perfectly located within easy reach of Rawtenstall town centre and its ever increasing local amenities. The property is well presented throughout, including new carpets and décor, while a good rear garden and attractive outlook add to its appeal too. This property would make an ideal 1st home or equally a good buy-to-let property and has the further benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Entrance Hall, Lounge with Under Stairs Store, Kitchen / Dining Room. Off the first floor Landing are Bedroom 1 with Walk-In Wardrobe, Bedroom 2 and Shower Room. Externally, the property has gardens to both front & rear and an attractive rear outlook too Parking is on-street on Holland Avenue, (unallocated).

Situated within easy walking distance of Rawtenstall town centre and with open countryside just a stones throw away, plus easy access to the M65/M66 motorway network, this excellent home is conveniently located for a great range of local amenities.

Hall 3'8" x 3'11"

Lounge 11'10" x 12'3"

Kitchen/Dining Room 8'6" x 15'3"

Under Stairs Store 5'3" x 2'8"

Landing

Bedroom 1 11'0" x 15'5"

Walk-in Wardrobe

Bedroom 2 9'7" x 9'1"

Shower Room 6'6" x 6'0"

Front Garden

Rear Garden

Agents Notes

Disclaimer

