



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Laburnum Cottages, Crawshawbooth, Rossendale
- Mid Stone Terrace Home
- Well Presented Throughout
- Extended Breakfast Kitchen / Dining
- Jack & Jill Bathroom
- Lovely Front Garden
- Close To Crawshawbooth Village
- No Chain Delay

5, Laburnum Cottages, Rossendale, BB4 8DA

**£200,000**  
Offers Over

## 5, Laburnum Cottages, Rossendale, BB4 8DA

**\*\*\* NEW \*\*\* - EXTENDED 3 BEDROOM MID TERRACE, WELL PRESENTED THROUGHOUT, SOUGHT AFTER AREA - Close To Crawshawbooth Centre Amenities, Open Countryside Nearby, Good Size Accommodation, X43 Access Nearby - NO CHAIN DELAY! VIEWING HIGHLY RECOMMENDED - Contact Us To View**



| 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>                                   |  | 54                      |           |
| (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.

Laburnum Cottages, off Church Street, Crawshawbooth is a lovely presented 3 bedroom property, located in a sought after residential position, with excellent village amenities within walking distance and bordering popular local walks and countryside. The property offers good size accommodation overall, which is well laid out over 3 floors and includes an extended Breakfast Kitchen / Dining Room with island feature. To the front, there is a lovely patio and lawned garden area and then to the rear, is a small rear patio area.

Internally, this property briefly comprises: Entrance Vestibule, Lounge, Open Plan Dining / Breakfast Kitchen with Under Stairs WC. Off the first floor Landing are Bedrooms 1 & 2 and the Bathroom, with stairs from the Landing up to the 2nd floor Landing, Attic Bedroom 3.

Ideally located to take advantage of local village amenities, the property has good access to public transport via the X43 express bus route and is also within easy reach of commuter connections and has beautiful open countryside nearby. Within Crawshawbooth, a range of village facilities are available including popular schools nearby, while further comprehensive options are available within easy reach, throughout Rossendale as a whole.

**Vestibule 6'7" x 3'6"**

**Lounge 14'2" x 13'11"**

**Inner Hall**

**Open Plan Kitchen/Dining Room 22'6" x 13'11"**

**WC 2'6" x 4'5"**

**Landing 6'7" x 13'10"**

**Bedroom 1 10'11" x 13'10"**

**Bedroom 2 10'9" x 8'6"**

**Bathroom 10'8" x 4'11"**

**Attic Level Bedroom 3 19'8" x 11'11"**

**Front Patio & Garden**

**Small Rear Yard**

**Agents Notes**

**Disclaimer**

