Farrow & Farrow
ESTATE & LETTING AGENTS
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ESTATE & LETTING AGENTS

- Burnley Rd, Crawshawbooth, Rossendale
- 1st Floor, Stylish Duplex Apartment
- Fantastic Open Plan Lounge with Village Views
- Generous Open Plan Kitchen / Dining / Lounge Layout
- Modern Bathroom, Master Bed With En-suite Shower Room
- Currently Generating A Good, 7.2% Yield
- VIEWING HIGHLY RECOMMENDED - By Appointment Only
- CONTACT US NOW TO VIEW

592, Burnley Road, Rossendale, BB4 8AJ

£145,000

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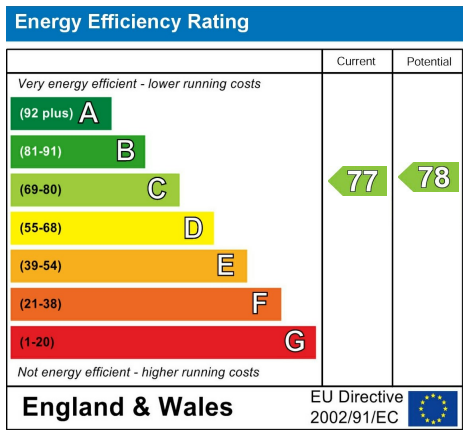
*** NEW *** - SUPERB DUPLEX APARTMENT, CONTEMPORARY STYLED LIVING IN THE HEART OF CRAWSHAWBOOTH - AVAILABLE NOW - If you looking for a pad with style then this is for you! Beautiful Open Plan Kitchen / Lounge with views overlooking Crawshawbooth Village Centre!!! VIEWING HIGHLY RECOMMENDED - CONTACT US NOW TO VIEW



Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attentio n 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 autho rity 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, Crawshawbooth, Rossendale is an excellent, stylish duplex apartment, with 2 bedrooms and 2 modern bathrooms, finished in a contemporary style throughout. Including a generous, open plan lounge / kitchen / dining arrangement, the property also has lovely large windows overlooking Crawshawbooth Village Centre too. The property is currently tenanted with the tenant in situ on a rolling monthly notice period and is generating a good yield of 7.2%, so would equally well suit an investor purchaser as well as an owner occupier who was looking to purchase with vacant possession too.

Internally, this property briefly comprises: Entrance Hallway, open plan to Dining Kitchen, Bedroom 2 and Bathroom. Accessed via spiral stairs, the upper floor houses Bedroom 1 with an En-Suite Shower Room and a large area of storage space with limited headroom. Externally there is also a communal courtyard and the property is accessed via a secure communal entrance.

Located in a prime location within the village centre of Crawshawbooth, the property is superbly presented throughout and located close to the X43 express bus route to Manchester and Burnley. Beautiful open countryside is close by and easily accessed within a matter of just minutes.

Communal Entrance

Entrance Hall 14'6" x 11'3"

Open Plan Lounge 14'8" x 13'10"

Kitchen Dining 13'8" x 12'6"

Bedroom 2 14'3" x 11'5"

Bathroom 10'4" x 6'8"

Landing 7'0" x 4'3"

Master Bedroom 16'4" x 9'9"

En Suite Shower Room 11'3" x 5'11"

Large Loft Room 29'6" x 13'1" approx.

Communal Courtyard

Agents Notes

Disclaimer