



Farrow & Farrow

ESTATE & LETTING AGENTS



- Burnley Road, Crawshawbooth, Rossendale
- Superbly Presented Throughout
- A Perfect Family Home
- Brand New Bathroom, Excellent Modern Kitchen
- Well Laid Out Over 4 Floors Inc Basement Stores
- Front Forecourt Garden & Side / Rear Patios
- EARLY VIEWING MOST HIGHLY RECOMMENDED
- Contact Us NOW To View


733, Burnley Road, Rossendale, BB4 8AN

£225,000

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*** NEW *** - 4 BEDROOM END STONE TERRACE, SUPRBLY PRESENTED THROUGHOUT, GREAT POSITION - 2 Reception Rooms, Beautiful Modern Kitchen, Real Multi-Fuel Burner, Brand New Bathroom, Spacious Accommodation, Basement Store Rooms - VIEWING HIGHLY RECOMMENDED - Contact Us Now To View!!!



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

Burnley Road, Crawshawbooth, Rossendale is a gorgeous, 4 bedroom end stone property which is brought to the market with excellent presentation throughout. With 2 separate and spacious reception rooms, an extended modern kitchen and multi-fuel burner to the Lounge, this is certainly a great family home.

Upstairs, the property has a superb brand new bathroom featuring a separate walk-in shower, while bedroom space is again both spacious and beautifully presented too. Well laid out over 4 floors in all, there is also good size basement storage while the property itself is conveniently located for a great range of local amenities in Crawshawbooth and of course Rawtenstall which is just moments away. With all that this property has to offer, EARLY VIEWING HERE IS MOST HIGHLY RECOMMENDED - contact us NOW to view.

Internally, the property briefly comprises: Entrance Vestibule, Entrance Hall, 2nd Lounge / Dining Room, Lounge, Kitchen. First floor Landing off to Bedrooms 1 & 2 and Family Bathroom, Second floor Landing off to Attic Bedrooms 3 & 4. There are 2 good size storage rooms in the basement. Externally, there is a front forecourt garden and a paved and enclosed patio areas to the side and rear too.

Situated close to Crawshawbooth village centre, the property gives excellent access to all local amenities, while also providing great public transport and commuter links to Manchester & Burnley, via the X43 and M65/M66.

Vestibule 4'4" x 3'5"

Hall 11'0" x 6'4"

Lounge 14'2" x 14'0"

2nd Lounge / Dining Room 12'9" x 10'2"

Kitchen 17'9" x 5'9"

Basement 14'2" x 14'0"

Basement 2 15'8" x 14'0"

Landing 5'7" x 6'7"

Bedroom 1 12'4" x 14'1"

Bedroom 2 11'0" x 6'10"

Bathroom 10'11" x 6'11"

2nd Landing

Bedroom 3 10'0" x 14'1"

Bedroom 4 10'6" x 14'6"

Front Forecourt

Rear Patio

Side Patio

Agents Notes

Disclaimer

