

Larkhill, Rossendale, BB4 8EY
Offers Over £155,000

This recently refurbished and well presented, three bedroom, terraced home is ideally situated just off Burnley Road in the popular town of Rawtenstall. Arranged over three spacious floors, the property offers generous and versatile accommodation, making it an ideal choice for first time buyers, families, or investors alike.

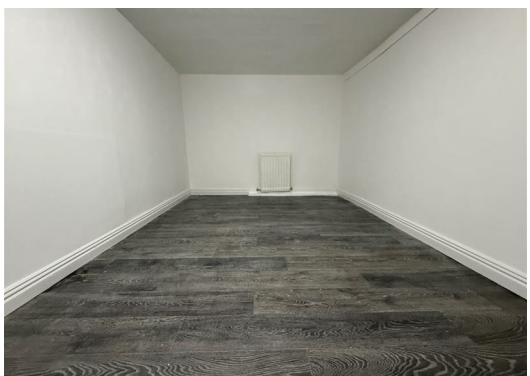
The ground floor comprises a welcoming kitchen/dining area, providing a practical space for both everyday living and entertaining, together with a useful storeroom. It also has access to the rear yard. To the first floor there is a spacious lounge and a bedroom, while the second floor provides two further bedrooms and a modern three piece bathroom suite with a shower over the bath.

The property has been finished in a neutral style throughout, with neutral flooring and new light fittings, creating a fresh and modern feel and allowing the new owner to easily add their own personal touch. The accommodation offers an excellent amount of space across all three floors.

Externally, the property benefits from a paved and enclosed rear yard, providing a low maintenance outdoor space.

Offered for sale with no onward chain, this is an excellent opportunity to purchase a move in ready home in a convenient and popular Rawtenstall location.







Kitchen/Dining Room
14'5" x 16'4" (4.40m x 5.00m)

Store Room
14'5" x 9'2" (4.40m x 2.80m)

Lounge
14'5" x 13'5" (4.40m x 4.10m)

Bedroom
10'5" x 10'2" (3.20m x 3.10m)

Bathroom
4'11" x 10'5" (1.50m x 3.20m)

Bedroom
9'2" x 16'4" (2.80m x 5.00m)

Bedroom
14'5" x 10'2" (4.40m x 3.10)

Disclaimer
These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Leasehold

To be confirmed by the Vendor's Solicitors

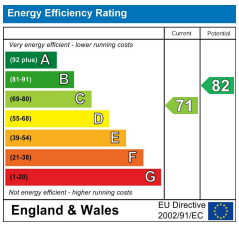
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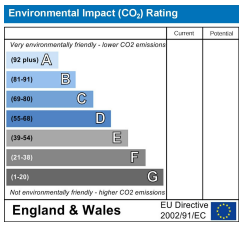
Vacant possession upon completion

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

Important Information for Successful Buyers
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.















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