



# Farrow & Farrow

ESTATE & LETTING AGENTS



- St. Peters Road, Newchurch, Rossendale
- 3 Bedroom, Semi-Detached Family Home
- Excellent Modern Kitchen
- Gardens to 3 Sides
- Well Maintained Throughout
- Detached Garage & Off Road Driveway Parking
- \*\*\* NO CHAIN DELAY \*\*\* - Contact Us NOW To View
- VIEWING HIGHLY RECOMMENDED - By Appointment Only

4, St. Peters Road, Rossendale, BB4 9EZ

**£280,000**  
Offers Over

## 4, St. Peters Road, Rossendale, BB4 9EZ

**\*\*\* NEW \*\*\* - 3 BEDROOM SEMI-DETACHED HOME, DETACHED GARAGE & DRIVEWAY, GARDENS TO 3 SIDES - Good Corner Plot, Sought After Residential Setting, Excellent Modern Kitchen, Well Maintained Throughout, Perfect For Local Amenities & Rawtenstall Centre Too - Viewing Highly Recommended - \*\*\* NO CHAIN DELAY \*\*\* - Contact Us NOW To View, By Appointment Only**



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>		72	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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.

St. Peters Road, Newchurch, Rossendale is a 3 bedroom, semi-detached home set in a highly sought after residential position. Enjoying a good corner plot, with gardens to 3 sides, along with a Detached Garage and off road driveway parking too, the property also has an excellent Modern kitchen and is well maintained throughout. This property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Entrance Porch, Hallway, Lounge, Dining Kitchen, Rear Porch. Off the first floor Landing are Bedrooms 1-3 and the Bathroom, while externally, there are the Detached Garage, off road Driveway Parking and Gardens to Front, Side & Rear.

Located within easy reach of Rawtenstall town centre, perfect for St Peters Primary School and ideal for Marl Pits Sports & Leisure facilities, this property also offers convenient access to commuter routes and nearby countryside alike.

**Porch 3'1" x 8'6"**

**Hallway 13'5" x 5'5"**

**Lounge 16'4" x 13'9"**

**Kitchen/Dining Room 8'4" x 19'6"**

**Side Porch 6'1" x 4'7"**

**Landing 9'0" x 6'7"**

**Bedroom 1 11'5" x 12'4"**

**Bedroom 2 10'0" x 11'10"**

**Bedroom 3 6'8" x 6'11"**

**Bathroom 5'5" x 7'5"**

**Front Garden**

**Side Garden**

**Rear Garden**

**Driveway Parking**

**Detached Garage 17'5" x 8'11"**

**Agents Notes**

**Disclaimer**

