Farrow & Farrow
ESTATE & LETTING AGENTS
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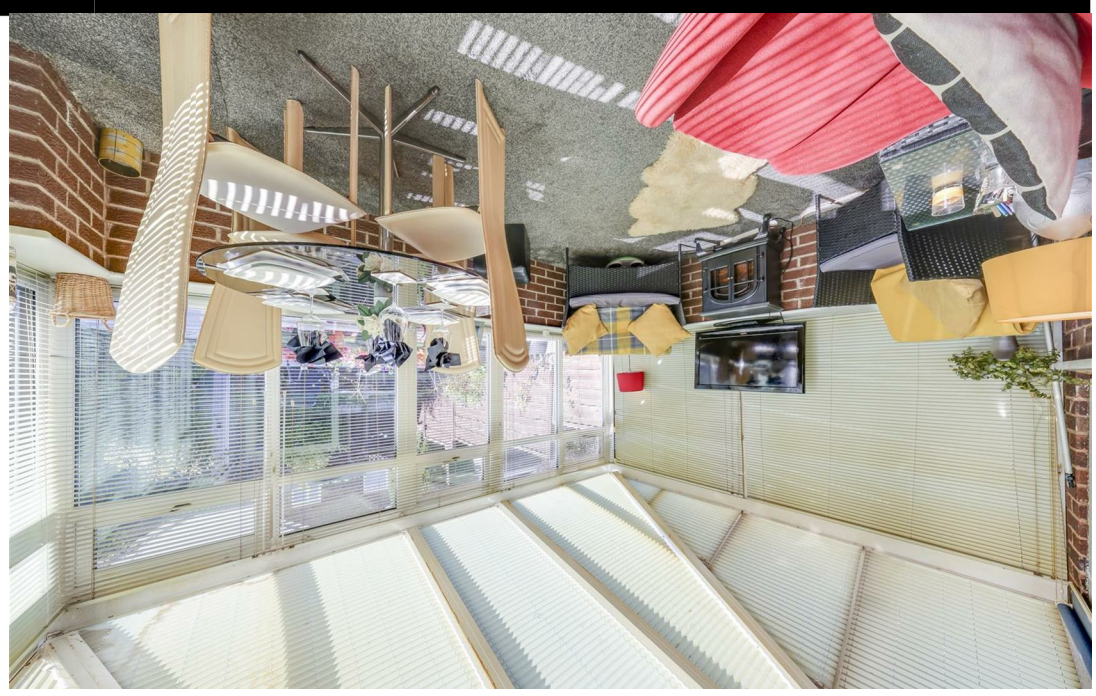

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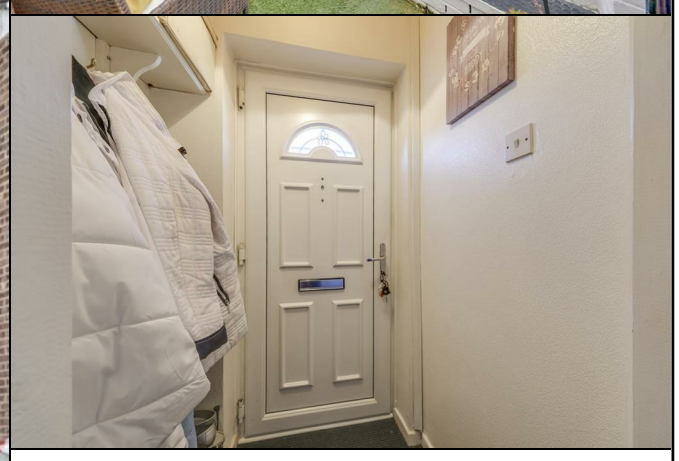


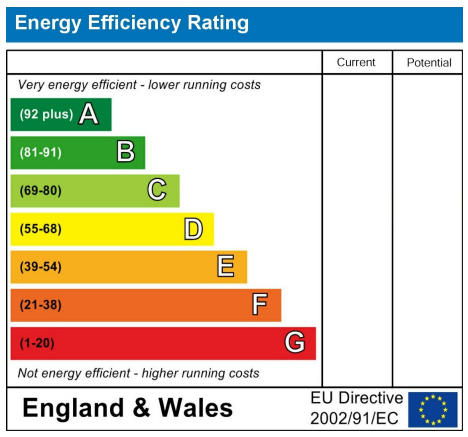
- Mercer Crescent, Haslingden, Rossendale
- 2 Bedroom, Semi-Detached Home
- Highly Sought After Location
- Conservatory, Gardens Front / Side / Rear
- 2-Car Off Road Driveway Parking
- Well Presented Throughout
- *** NO CHAIN DELAY ***
- Viewing Highly Recommended - CONTACT US NOW TO VIEW

**136, Mercer Crescent, Rossendale, BB4 4DQ**

**£225,000**

# 136, Mercer Crescent, Rossendale, BB4 4DQ

*** NEW *** - 2 BEDROOM SEMI-DETACHED , WELL PRESENTED THROUGHOUT, SOUGHT AFTER LOCATION - Refurbished Over The Last 6 Years, Conservatory, Gardens To Front, Side & Rear, 2-Car Off Road Driveway Parking - NO CHAIN DELAY - 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.

Mercer Crescent, Haslingden, Rossendale is a 2 bedroom, semi-detached home in a highly sought after location, within easy reach of schools, town centres and transport connections. Offering well presented accommodation throughout which has been refurbished over the last 6 years, the property offers an ideal opportunity and also has the bonuses of a conservatory, good garden space and off road parking for 2 cars too. Finally, this property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Entrance Vestibule, Lounge, Under Stairs Store, Kitchen, Conservatory. Off the first floor Landing are Bedroom 1, Bedroom 2 with Store Room and the Shower Room. Externally, the property has Front, Side & Rear Gardens, plus off road Driveway Parking for 2 vehicles too.

Close to sought after Primary and Secondary schools and within walking distance of a range of local facilities, this property also offers easy access to the motorway networks M66 & M65, being within commuter distance to Manchester and Preston. Great options for supermarket and local shopping are available nearby, as are excellent leisure, health & fitness, walks and open countryside.

**Vestibule 3'7" x 4'1"**

**Lounge 15'11" x 12'0"**

**Kitchen 7'10" x 11'10"**

**Conservatory 8'11" x 11'8"**

**Under Stairs Store 3'0" x 4'7"**

**Landing 11'8" x 2'8"**

**Bedroom 1 10'3" x 12'0"**

**Bedroom 2 7'10" x 12'1"**

**Shower Room 5'2" x 9'2"**

**Front Garden**

**Front Driveway**

**Side Garden**

**Rear Garden**

**Agents Notes**

**Disclaimer**