



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Rochdale Road, Bacup, Rossendale
- 4 Bedroom Traditional Weavers Cottage
- Unusually Spacious Accommodation Over 4 Floors
- Garden Spaces Front & Rear
- Character Rich Accommodation Throughout
- Potentially 5 Bedrooms
- VIEWING HIGHLY RECOMMENDED
- Contact Us To View - By Appointment Only

20, Rochdale Road, Bacup, OL13 9NW

£225,000  
Offers Over

# 20, Rochdale Road, Bacup, OL13 9NW

**\*\*\* NEW \*\*\*** - 4 Bedroom, 4 Storey Home With Extensive Living Accommodation Of Almost 2,000sqft. Character-Rich Traditional Weavers Cottage, Convenient Town Centre Position, Garden Areas Front & Rear, Potential For 5 Bedrooms - VIEWING HIGHLY RECOMMENDED - Contact Us Now To View



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

Rochdale Road, Bacup, Rossendale is a 4 bedroom, 4-storey home, deceptively spacious at almost 2,000sqft in all and with garden areas front and rear. Offering living spaces which are rich in retained character, the property has instantly recognisable traditional design and offers a great opportunity to purchase a home with such features. This lovely weavers cottage enjoys a great location which is perfect for town centre amenities, while also unusually have good outside space too. Viewing here is highly recommended to fully appreciate all that is on offer and viewings are available now, by appointment only, through our Rawtenstall office.

Internally this property briefly comprises: Ground floor - Entrance Hall, Lounge, Dining Room, Downstairs WC. Lower Ground Floor - Lower Landing, Breakfast Kitchen, Inner Hall, Snug, Store Room. First Floor - Landing, Bedrooms 1-3. Second Floor - Lounge / Potential Bedroom 5, Bedroom 4, Dressing Room and Bathroom. Externally, to the front of the property is a good size Front Forecourt Garden and to the rear, there is an area of Decking too.

Situated close to the town centre, ideal for taking advantage of local amenities, the property has public transport and commuter connections each close at hand, so the location is both convenient and accessible. Open countryside, bridleways, cycle routes and walks are all within just a few minutes too.

- Hall**
- Lounge 15'1" x 13'6"**
- Dining Room 15'0" x 13'4"**
- Rear Porch**
- WC 7'5" x 3'1"**
- Lower Landing**
- Kitchen/Breakfast Room 15'11" x 13'2"**
- Inner Hall**
- Snug 14'1" x 8'10"**
- Store Room**
- Landing**
- Bedroom 1 15'0" x 10'8"**
- Bedroom 2 15'1" x 7'6"**
- Bedroom 3 15'1" x 9'0"**
- 2nd Floor**
- 2nd Lounge / Potential Bedroom 5 15'6" x 16'8"**
- Dressing Room 4'8" x 6'7"**
- Bathroom 10'4" x 8'1"**
- Bedroom 4 12'6" x 8'2"**
- Front Forecourt Garden**
- Rear Decking**
- Agents Notes**
- Disclaimer**

