



Farrow & Farrow
ESTATE & LETTING AGENTS



- Fallbarn Crescent, Rawtenstall
- End Stone Terrace
- Ample Off Road Parking
- Large Garden to Rear
- Feature Multi Burner to Lounge
- 2 Bedrooms & Bathroom
- Ideal for Rawtenstall Centre
- Viewing Highly Recommended


48, Fallbarn Crescent, Rossendale, BB4 6AZ

£175,000
Offers Over

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BEAUTIFUL 2 BEDROOM END OF TERRACE HOME, GARDENS FRONT & REAR + AMPLE OFF ROAD DRIVEWAY PARKING - Close To Rawtenstall Centre & Amenities - A SIMPLY OUTSTANDING HOME - A MUST VIEW PROPERTY- CALL US TODAY!!!



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.

Fallbarn Crescent, Rawtenstall, Rossendale is a 2 bedroom end townhouse, beautifully presented throughout. With a great outlook, an end position, gardens front & rear and ample off road driveway parking too. This property has exceptional decor throughout, accompanying the kitchen and bathroom and with feature woodburner to lounge. Add in the convenient location and preferred position and it is easy to see why this home is simply fabulous and would make an ideal first home or buy-to-let investment.

Internally, this property briefly comprises: Hall, Lounge, Dining Kitchen, first floor Landing off to Bedrooms 1 & 2 and the Bathroom. Externally, the property offers Gardens Front & Rear and ample off road Driveway Parking with a great outlook too.

Located exceptionally conveniently for both Rawtenstall town centre and fantastic motorway connections, the property is also within easy reach of highly regarded Balladen Primary School. With open countryside and commuter access to local motorway and public transport connections nearby, the property is also perfect for all local town centre amenities, including supermarket and high street shopping, restaurants and bars while good local schools are also easily reached.

* 2 Bedroom, End Townhouse * Beautiful Presentation Throughout * Superbly Convenient for Commuter Links & Public Transport Connections * Gardens Front & Rear & Off Road Driveway Parking

Hall 3'10" x 3'4"

Lounge 12'6" x 13'1"

Kitchen/Dining Room 7'9" x 15'9"

Under Stairs Store 5'11" x 2'6"

Landing

Bedroom 1 9'5" x 15'6"

Bedroom 2 11'0" x 7'10"

Bathroom 7'10" x 7'7"

Front Garden

Front & Side Driveway

Rear Patio & Garden

Agents Notes

Disclaimer

