



Farrow & Farrow

ESTATE & LETTING AGENTS



- West View, Waterfoot
- Garden Fronted Back to Back
- Lovely First Home / Buy-to-Let Investment
- Close to Local Amenities
- 2 Bedrooms + Bathroom
- No Chain Delay
- A must see home!

5, West View, Rossendale, BB4 9BH

£80,000
 Offers Over

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*** SALE AGREED IN 7 DAYS *** - SUPERB Garden Fronted, 2 bedroom Back to Back just off Booth Road, Waterfoot. Early viewing Highly Recommended! Modern Kitchen & Decor - CALL TODAY TO ARRANGE A VIEWING FOR THIS GREAT HOME - Ideal First Home. NO CHAIN DELAY!



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

West View, Waterfoot is a lovely garden fronted, 2 bedroom back to back terrace, situated just off Booth Road. Close to Bacup & Rawtenstall Grammar School and Waterfoot Primary, The Jolly Sailor Public House and is close to local amenities, the property provides good access to public transport and through-valley commuter routes.

Having been modernised in recent years the property is well appointed & nicely presented, boasting a modern Kitchen and Bathroom, in addition to the good size reception Lounge. The first floor has 2 bedrooms with lovely views out, plus a family bathroom.

* Gas Combi Central Heating *uPVC Double Glazing * NO CHAIN *Ideal First Home or Buy-To-Let Investment ready to lease straight away.

Lounge/Diner 14'8" x 13'1"

Kitchen/Breakfast Room 10'6" x 7'3"

Basement

Landing

Bedroom 1 15'2" x 10'0"

Bedroom 2 12'3" x 6'7"

Bathroom 9'5" x 4'9"

Front Garden

Agents Notes

Disclaimer

