



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Commercial Street, Lovelcough, Rossendale
- 3 Bedroom, Mid-Terrace Family Home
- Beautifully Presented Throughout
- 2 Separate Receptions, En-Suite & Family Bathroom
- Sun Room Overlooking Fields To Rear
- Excellent Modern Styling & Design
- Superb Position With Great Outlooks
- VIEWING ESSENTIAL - Contact Us NOW To View!!!

13, Commercial Street, Rossendale, BB4 8QX

£230,000

## 13, Commercial Street, Rossendale, BB4 8QX

\*\*\* NEW \*\*\* - 3 BEDROOM FAMILY HOME, 2 RECEPTIONS, BEAUTIFULLY PRESENTED THROUGHOUT & FABULOUS COUNTRY OUTLOOK - Modern Styling & Décor, Sun Room & Patio Garden, Great Kitchen / En-Suite / Family Bathroom, Rear Aspects Over Adjoining Fields - VIEWING HIGHLY RECOMMENDED - Contact Us NOW To View!



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>		75
(55-68) <b>D</b>	61	
(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.

Commercial Street, Loveclough, Rossendale is a fantastic, 3 bedroom mid-terrace home which has been beautifully presented, benefiting from many upgrades and offering lovely family accommodation on the verge of open countryside. Excellent design and styling combine with a great location and lovely accommodation, including a separate Sun Room which takes advantage of the outlooks to the rear. At the same time, the modern Kitchen, En-Suite & Family Bathroom are all enjoy up to date fixtures and finishes, making this certainly a highly desirable property for which, VIEWING IS HIGHLY RECOMMENDED here and is available now, by appointment only through our Rawtenstall office.

Internally, this property briefly comprises: Entrance Hall, Lounge, Kitchen and Sun Room. Off the first floor Landing are Bedroom 1 with En-Suite Shower Room, Bedroom 2 and the Family Bathroom, with access up via an Inner Landing, to the second floor Bedroom 3. Externally, to the rear of the property is a paved Rear Patio Garden with outlooks over adjoining fields.

Set on the edge of beautiful countryside surroundings, the property is close to lovely walks, the Pennine Bridleway and excellent cycling routes, with Clowbridge Reservoir at Dunnockshaw also nearby. Public transport provision to Manchester / Burnley is easily accessed via the X43 express bus route at the top of Commercial Street itself, while motorway links to M65/M66/M60 connections are all within easy reach too.

**Vestibule 6'0" x 5'0"**

**Lounge 14'8" x 17'3"**

**Kitchen/Dining Room 7'10" x 16'10"**

**Sun Room 14'9" x 9'1"**

**Landing 10'11" x 5'6"**

**Bedroom 1 15'0" x 11'2"**

**En-suite Shower Room 8'8" x 2'8.5"**

**Bedroom 2 8'10" x 9'5"**

**Inner Landing or Bedroom 3 9'2" x 8'0"**

**Bed 3 / Attic Studio 13'9" x 16'0"**

**Bathroom 8'9" x 7'7"**

**Front Forecourt**

**Rear Patio Garden**

**Agents Notes**

**Disclaimer**

