



Farrow & Farrow

ESTATE & LETTING AGENTS



- Heys Street, Rawtenstall, Rossendale
- 2 Bedroom, Formerly 3 Bedroom, Mid-Terrace Home
- Ideal Position Within Easy Reach Of Rawtenstall Centre
- Good Size Living Accommodation
- Potential To Become 4 Bedrooms - STP
- 2 Separate Reception Rooms & Extended Kitchen
- VIEWINGS AVAILABLE NOW
- Contact Our Rawtenstall Office To View

5, Heys Street, Rossendale, BB4 7LQ

£170,000
Offers Over

5, Heys Street, Rossendale, BB4 7LQ

*** NEW *** - 2 BEDROOM MID TERRACE (Formerly 3 Bedrooms), IDEALLY SITUATED CLOSE TO RAWTENSTALL CENTRE - Easily reverted to 3 bedrooms, with potential to become 4 bedrooms STP, extended kitchen, 2 separate reception rooms, rear yard, great local amenities & transport links nearby - VIEWINGS AVAILABLE NOW - Contact Us To View



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.

Heys Street, Rawtenstall, Rossendale is a 2 bedroom, mid-terrace home, (formerly 3 bedrooms and easy to revert back or even become 4 bedrooms subject to necessary consents etc). Situated within easy reach of Rawtenstall centre and both great local amenities and transport connections, this property offers good size accommodation including two great reception rooms and an extended kitchen and has a wealth of further potential too. An ideal first home or buy-to-let investment too, for this property VIEWINGS ARE AVAILABLE NOW.

Internally, this property briefly comprises:
GROUND FLOOR - Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen.
FIRST FLOOR - Landing off to Bedrooms 1 & 2 and the Bathroom.
BASEMENT - Sizeable Basement Storage Room.

Externally, to the rear of the property is a Yard / Patio Garden area adding valuable outdoor space too.

Located close to Rawtenstall and perfect for access to all town centre amenities, the property is situated in a popular area and enjoys excellent access too to both public transport links and commuter connections to M65/M66 motorway networks and beyond. A great range of amenities is nearby in Rawtenstall centre, with a fantastic further range of facilities throughout Rossendale as a whole.

Vestibule

Hall 17'4" x 3'3"

Lounge 12'8" x 11'8"

Dining Room 14'0" x 12'4"

Kitchen 15'6" x 7'8"

Basement 12'8" x 15'3"

Landing 14'4" x 4'10"

Bedroom 1 20'9" x 10'1"

Bedroom 2 12'7" x 6'2"

Bathroom 6'0" x 10'1"

Front Forecourt

Rear Yard

Agents Notes

Disclaimer

