



Farrow & Farrow

ESTATE & LETTING AGENTS



- Cowtoot Lane, Bacup, Rossendale
- 3 Bedroom, End Terrace Home
- Well Presented Throughout
- Good Size Living Space
- Rear Patio Yard
- Convenient Position
- NO CHAIN DELAY
- Contact Us NOW To View - By Appointment Only

28, Cowtoot Lane, Bacup, OL13 8ED

£140,000
Offers In The Region Of

1a-1b Bank Street, Rawtenstall, Rossendale, BB4 8QS
01706-211690 info@farrowfarrow.co.uk
www.farrowfarrow.co.uk

Farrow & Farrow
ESTATE & LETTING AGENTS

28, Cowtoot Lane, Bacup, OL13 8ED

*** NEW *** - UNUSUALLY SPACIOUS 3 BEDROOM END TERRACE HOME, WELL-PRESENTED THROUGHOUT - Good Size Accommodation, Attractive Modern Décor Throughout, Rear Yard, Convenient Position, A Great Option For Owner Occupiers Or Investors / Landlords Alike - NO CHAIN DELAY - Contact Us NOW 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.

Cowtoot Lane, Bacup is a beautifully presented 3 bedroom, end terrace home, well-presented and with attractive modern neutral decoration throughout. Within easy reach of nearby open countryside, the property sits in an elevated position above the town centre. Unusually good room sizes compared to surrounding homes mean this property offers great living space with a rear yard too and the attractive décor makes this a great option either for owner occupiers or investors / landlords alike. This property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Entrance Hall, Lounge, Kitchen / Dining Room with Under Stairs Store Room, Rear Vestibule. Off the first floor Landing are Bedrooms 1-3 and the Bathroom. Externally, the property offers a well-presented, Rear Patio Yard adding valuable outdoor space too.

Situated above Bacup town centre in a convenient location for all local amenities and connections to through-valley routes, this property offers great accommodation with a good combination of position, living space and presentation.

Hall 12'8" x 3'7"

Lounge 11'11" x 15'4"

Under Stairs Store

Kitchen/Dining Room 14'1" x 19'3"

Rear Vestibule 3'7" x 5'5"

Landing

Bedroom 1 10'9" x 14'5"

Bedroom 2 11'2" x 13'11"

Bedroom 3 11'4" x 8'6"

Bathroom 10'9" x 4'7"

Rear Patio Garden

Agents Notes

Disclaimer

