



Farrow & Farrow

ESTATE & LETTING AGENTS



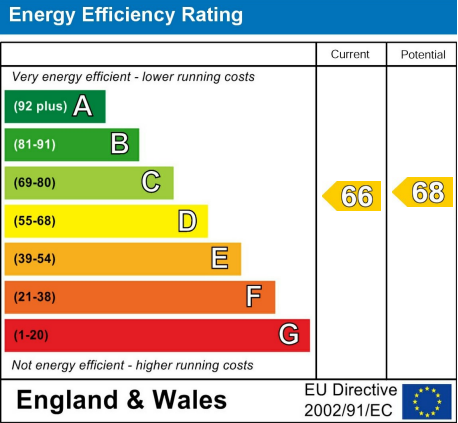
- Springhill Cottages, Higher Cloughfold, Rawtenstall, Rossendale
- 2 Bedroom Cottage Conversion
- Nicely Presented Throughout
- Large Basement Store Room
- Modern Kitchen & Bathroom
- Ideally Located For Nearby Open Countryside
- Close To Rawtenstall & Marl Pits
- Convenient Yet Tucked Away Position

2, Springhill Cottages, Rossendale, BB4 7SR

£250,000
Offers Over

2, Springhill Cottages, Rossendale, BB4 7SR

RARE COTTAGE CONVERSION, NICELY FINISHED THROUGHOUT IN SOUGHT AFTER HIGHER CLOUGHFOLD - 2 Bedroom Accommodation, Well Presented with Modern Kitchen & Bathroom, Close To Excellent Sports / Gym / Leisure Facilities, Close To Rawtenstall Centre, NO CHAIN - Contact Us To View



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.

Springhill Cottages, Higher Cloughfold, Rawtenstall, Rossendale is a nicely presented, 2 bedroom cottage conversion. Situated in Higher Cloughfold, the property enjoys good access to nearby Marl Pits for all sports & leisure facilities, while also being within easy reach of Rawtenstall town centre. With a modern Kitchen & Bathroom, the property ticks many boxes and even sits within easy reach of commuter links via M65/M66 and public transport connections to Manchester etc.

Internally, the property briefly comprises: Kitchen, Utility Area, Lounge, Basement Storage, first floor Landing, Bedrooms 1 & 2 and Bathroom.

Ideally positioned to take advantage of all local amenities and some of the best facilities that Rossendale has to offer, this property is sure to generate high levels of interest and viewing is therefore, most definitely recommended, NO CHAIN DELAY- Contact Us To View

Kitchen 16'5" x 8'4"

Lounge 21'4" x 10'8"

Basement Store

Bedroom 1 / 2nd Lounge 27'10" x 6'8"

Bedroom 2 14'6" x 8'8"

Bathroom

Agents Notes

Disclaimer

