



Farrow & Farrow

ESTATE & LETTING AGENTS



- Copwe Road, Cowpe, Rossendale
- Semi Detached Home
- 3 Bedrooms, Shower Room & Separate WC
- Open Plan Lounge / Dining
- Potential to Modernise & Extend
- Good Size Garden with Lovely Views
- Village Location
- NO CHAIN DELAY!

35, Cowpe Road, Rossendale, BB4 7DQ

£280,000
 Offers In The Region Of

35, Cowpe Road, Rossendale, BB4 7DQ

NEW - 3 BEDROOM, SEMI-DETACHED FAMILY HOME IN SOUGHT AFTER SEMI-RURAL SURROUNDINGS WITH VIEWS - Lovely Gardens to Front & Rear, Village Location, Ideal for BRGS, Public Transport & Commuters - NO CHAIN DELAY! CALL TODAY!!!



Cowpe Road, Cowpe is a lovely 3 bedroom semi-detached family home, located in a popular and semi-rural location. Set in amongst superb surrounding, the property enjoys beautiful open views to the rear over adjoining land over countryside into the distance.

The property has an open plan lounge / dining room, kitchen with a side utility area and has potential to modernise or reconfigure and extend. To the first floor are 3 bedrooms all with a lovely outlooks, a shower room and separate WC.

Externally, to the front is a gated driveway and garden and to the rear, a beautiful garden with lawned area, shrubs and patio with views over distant hills.

Internally, the property briefly comprises: Entrance Hallway, Open Plan Living / Dining Room, Kitchen and Utility Area. Off the first floor Landing are Bedrooms 1-3, Shower Room & WC.

Conveniently located for good local amenities in Waterfoot, the property also offers an ideal base for Waterfoot Primary School and Bacup & Rawtenstall Grammar School. Through-Valley routes are close at hand for both public transport and commuters, with excellent motorway links within minutes and easy access to local and regional destinations, while still benefiting from excellent rural surroundings and views too.

* Semi Detached * 3 Bedrooms * Open Plan Lounge / Dining * Gardens Front & Rear * Driveway Parking * Rural View * 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.

Hallway 14'11" x 6'0"

Lounge 9'10" x 11'10"

Dining Room 13'1" x 11'10"

Kitchen 8'0" x 6'11"

Utility Area 11'6" x 3'8"

Landing 10'11" x 7'9"

Bedroom 1 12'5" x 11'2"

Bedroom 2 13'0" x 10'1"

Bedroom 3 6'11" x 6'11"

Shower Room 4'9" x 7'9"

WC 2'7" x 5'0"

Front Garden

Front Driveway

Rear Patio

Rear Garden

Agents Notes

Disclaimer