



Farrow & Farrow

ESTATE & LETTING AGENTS



- Dobbin Lane, Cloughfold, Rossendale
- 2 Bedroom Cottage Home
- Generous, Southerly Front Garden
- Good Size 2 Bedroom Accommodation
- Highly Sought After Setting
- Ideal For Great Access to Rawtenstall Amenities
- Viewing Highly Recommended - NO CHAIN DELAY
- Contact Us NOW To View, By Appointment Only

25, Dobbin Lane, Rossendale, BB4 7TE

£200,000

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*** NEW *** - 2 BEDROOM MID COTTAGE WITHIN EASY REACH OF GREAT LOCAL AMENITIES - Good Size Accommodation, Southerly Front Garden, Sought After Setting Ideal For Rawtenstall Centre Amenities - NO CHAIN DELAY - VIEWING ESSENTIAL - 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.

Dobbin Lane, Higher Cloughfold, Rossendale is attractive, 2 bedroom cottage home. The property sits in a sought after and convenient location which offers excellent access to nearby amenities, Rawtenstall centre and great transport connections too. Internally, the property has traditional features and good size accommodation while outside, to the front of the property is a generous southerly facing garden. AVAILABLE NOW and WITH NO CHAIN DELAY, Viewing Here Is Highly Recommended, By Appointment Only.

Internally, this property briefly comprises: Entrance Porch, Lounge, open plan Kitchen / Dining Room, first floor Landin off to Bedrooms 1 & 2, Shower Room and separate WC. The property has a lovely, southerly facing Front Garden and Patio, plus a large Cellar area much of which extends under the adjoining property, (creeping freehold).

Ideally positioned to take advantage of all local amenities and some of the best facilities that Rossendale has to offer, this fabulous home is situated just off Newchurch Road, close to Marl Pits, a local shop and with a local pub within walking distance. This property is sure to generate high levels of interest and early viewing is therefore considered essential.

Porch 4'5" x 3'8"

Lounge 14'1" x 9'4"

Under Stairs Store

Open Plan Dining Room 12'5" x 12'0"

Kitchen Area 6'1" x 12'0"

Basement (very low head room)

Landing

Bedroom 1 13'3" x 10'9"

Bedroom 2 13'4" x 7'2"

WC 7'9" x 2'6"

Shower Room 7'3" x 5'2"

Front Garden

Agents Notes

Disclaimer

