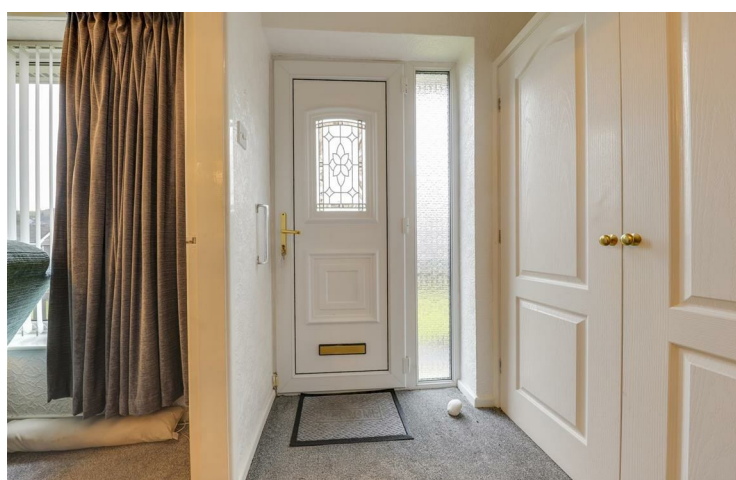


**14 Andrew Avenue, Rossendale  
BB4 6EU**



**£250,000**

## 14 Andrew Avenue, Rossendale, BB4 6EU

- Andrew Avenue, Rawtenstall, Rossendale
- Opportunity To Further Modernise & Add Value
- Highly Sought After Location
- Viewing Highly Recommended - By Appointment Only
- 3 Bedroom, Semi-Detached Bungalow
- Perfect For Access To Rawtenstall Centre
- Gardens Front & Rear, Shared Driveway, Det Garage
- NO CHAIN DELAY - Contact Us NOW To View!!!

Andrew Avenue, Rawtenstall, Rossendale, is a 3 bedroom, semi-detached true bungalow positioned in a highly sought after location within easy reach of Rawtenstall town centre. Well presented throughout, the property has good level access, gardens to front and rear, shared driveway and detached garage. Internally, the property is a good size with a welcoming hallway leading to a spacious lounge, modern Kitchen / Dining, 3 Bedrooms, (one has been used as a 2nd lounge or dining room), and shower room. In addition, this property also has the further benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Hall, Lounge, Kitchen / Dining with boiler store cupboard, Inner Hall, Bedrooms 1 which has fitted wardrobes, Bedroom 2 or Dining Room with access to garden, Bed 3 and Shower Room. Externally, to both front and rear of the property, are low maintenance gardens. Shared driveway access to Detached Garage.

Positioned within easy reach of Rawtenstall centre, this property is ideally situated for easy access to shopping and travel links alike. With excellent public transport links and road / motorway connections each close by, the property enjoys a convenient location, while comprehensive local amenities are all nearby and even open countryside is easily accessible too..



Hall

Disclaimer

Lounge 17'2" x 11'11" (5.22m x 3.64m)

Kitchen/Breakfast Room 8'11" x 11'1" (2.71m x 3.39m)

Boiler Room

Inner Hall 16'4" x 3'5" (4.98m x 1.03m)

Bedroom 1 12'11" x 12'0" (3.93m x 3.65m)

Bedroom 2 / Dining Room 11'5" x 10'11" (3.47m x 3.33m)

Bedroom 3 9'7" x 7'7" (2.92m x 2.32m)

Shower Room 6'4" x 7'5" (1.92m x 2.26m)

Front Garden

Side Driveway

Garage

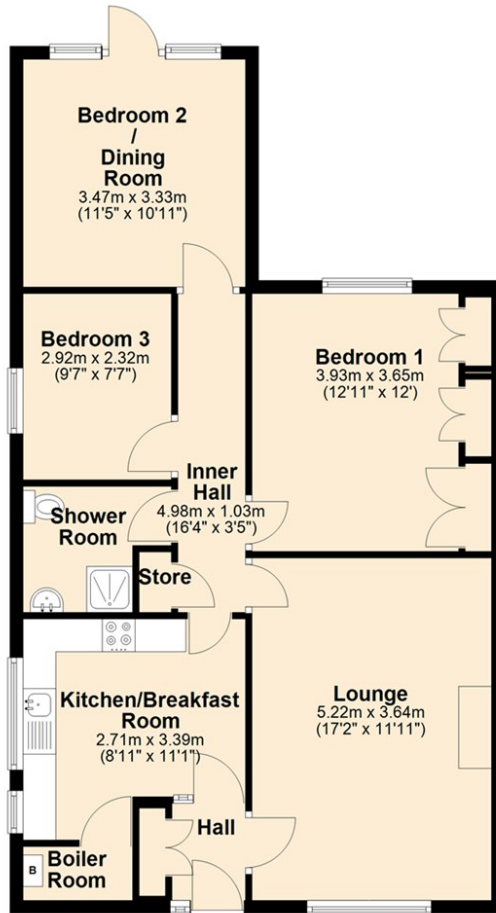
Rear Garden

Upper Garden

Agents Notes



Ground Floor



Total area: approx. 78.4 sq. metres (843.7 sq. feet)

Energy Efficiency Rating

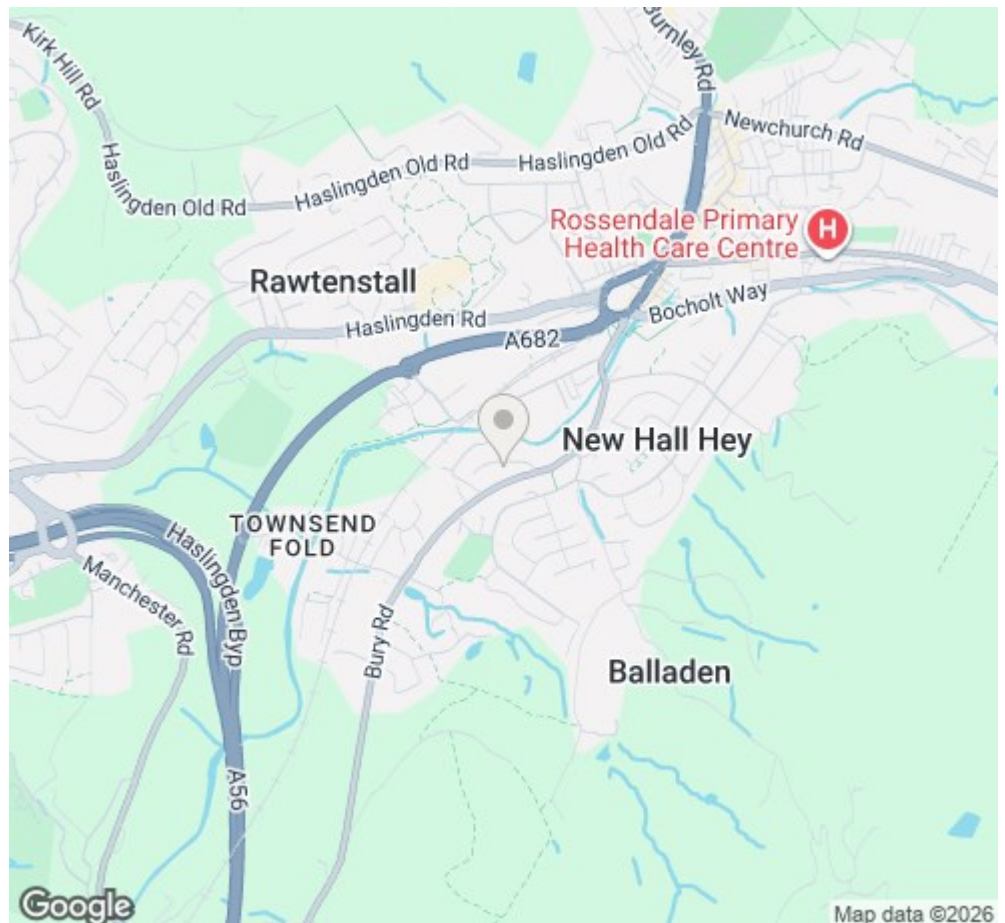
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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1a—1b Bank Street, Rawtenstall, Rossendale, BB4 8QS

01706-211690 info@farrowfarrow.co.uk

www.farrowfarrow.co.uk