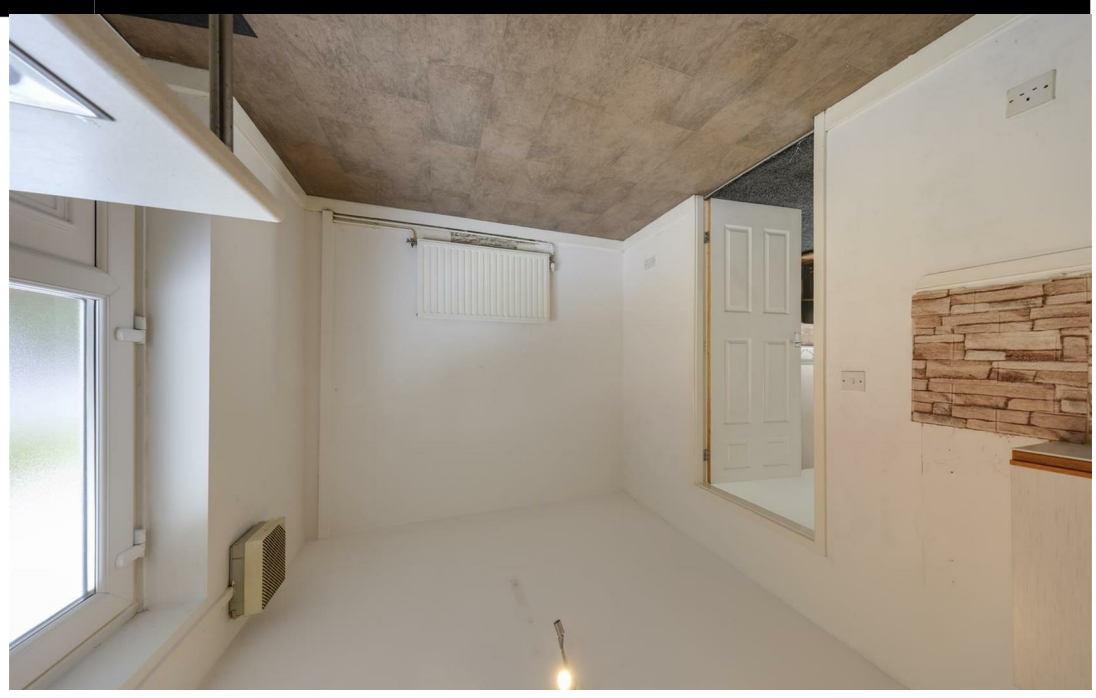
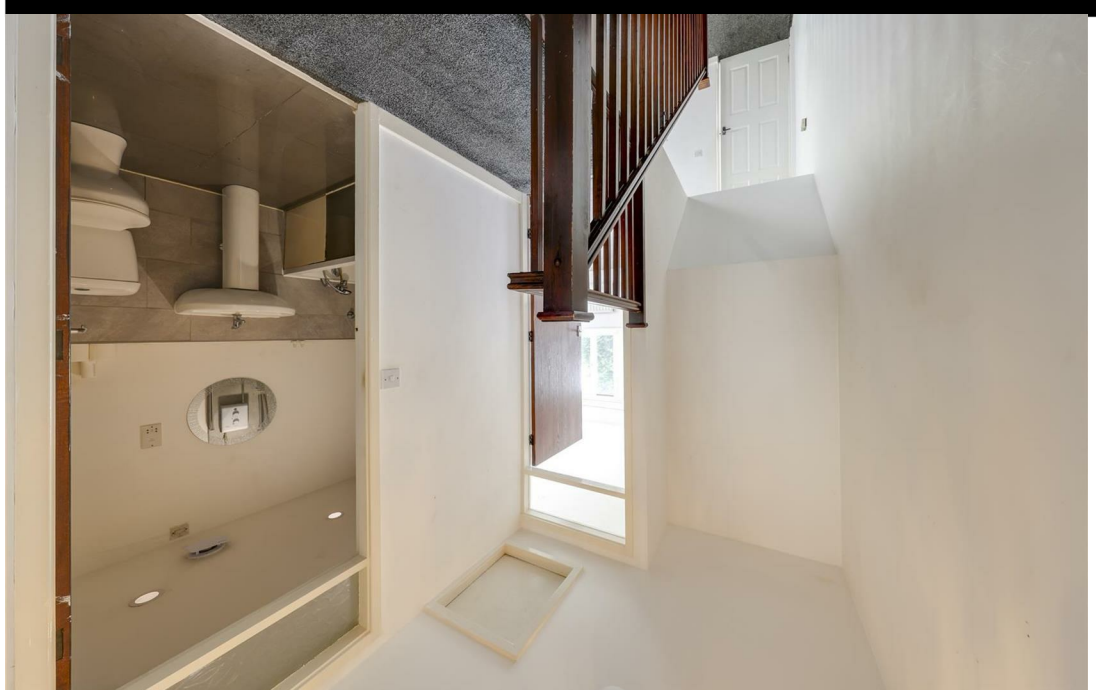
Farrow & Farrow
ESTATE & LETTING AGENTS
1a—1b Bank Street, Rawtenstall, Rossendale, BB4 8QS
01706-211690 info@farrowfarrow.co.uk
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- Hawthorne Meadows, Crawshawbooth, Rossendale
- 2 Bedroom, Quasi-Semi Detached
- Gardens Front & Rear
- Off Road Driveway Parking For 2 Cars
- Ideal For Local Amenities & Transport Links
- *** NO CHAIN DELAY ***
- VIEWING HIGHLY RECOMMENDED
- Contact Us NOW To View - By Appointment Only

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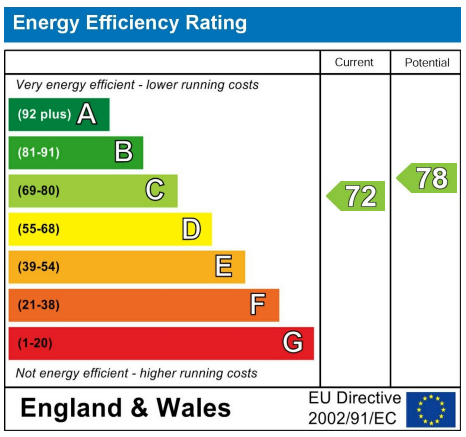
£176,950

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*** NEW *** - 2 BEDROOM QUASI-SEMI IN GREAT POSITION FOR CRAWSHAWBOOTH, FOR SALE WITH NO CHAIN DELAY - Off Road Driveway Parking For 2 Cars, Low Maintenance Rear Garden, Ideal For All Local Amenities & Transport Links - VIEWING HIGHLY RECOMMENDED - Contact Us NOW To View!!!







Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attentio n 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 autho rity 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.

Hawthorne Meadows, Crawshawbooth, Rossendale is a 2 bedroom quasi-semi, situated on a very popular cul-de-sac, close to Crawshawbooth village centre. With great access to the local primary school, a low maintenance rear garden, off road Driveway Parking and a position within easy walking distance to the X43 bus stop to Manchester/Burnley. This property had a re-roof and new boiler both in late 2017 and it also has the benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Entrance Porch, Lounge with Under Stairs Store Room, Dining Kitchen. Off the 1st Floor Landing are Bedrooms 1 & 2 (both with fitted wardrobes), and Family Bathroom. Outside is a Rear Garden with Front Tandem Driveway.

Perfectly located for both Crawshawbooth village and Rawtenstall town centres, Hawthorne Meadows is also within easy reach of commuter routes, excellent motorway connections to the M65/M66, and public transport links to Manchester and Burnley. Close by is open countryside with beautiful moorland walks and vistas, while the Pennine Bridleway is also near, as are great outdoor facilities of several other varieties.

Porch 3'6" x 3'6"

Lounge 16'1" x 12'7"

Store Room 8'6" x 2'2"

Kitchen/Dining Room 8'4" x 12'6"

Landing 8'3" x 6'1"

Bedroom 1 9'4" x 12'7"

Bedroom 2 8'3" x 12'8"

Bathroom 6'6" x 6'2"

Front Driveway

Rear Garden

Agents Notes

Disclaimer



