



Farrow & Farrow

ESTATE & LETTING AGENTS



- Edgeside Lane, Waterfoot, Rossendale
- 2 Bedroom Elevated Terrace Home
- Beautifully Presented Throughout
- DETACHED GARAGE & PARKING
- Front Deck With Great Outlook & Rear Garden
- Log Burner, Lovely Modern Kitchen & Bathroom
- VIEWING MOST HIGHLY RECOMMENDED
- Contact Us NOW To View - By Appointment Only

239, Edgeside Lane, Rossendale, BB4 9TY

£180,000

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***** NEW *** - 2 BEDROOM, ELEVATED TERRACE HOME, BEAUTIFULLY PRESENTED THROUGHOUT & WITH GREAT OUTLOOK - Front Decking & Rear Patio Garden, Lovely Modern Kitchen & Bathroom, Log Burner, Fitted Wardrobes To Master Bedroom, DETACHED GARAGE & PARKING - Available Now With VIEWING HIGHLY RECOMMENDED - Contact Us NOW To View!**



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

Edgeside Lane, Waterfoot, Rossendale is a 2 bedroom, mid terrace home with the rare additional benefit of a DETACHED GARAGE & PARKING too, together with a rear patio garden and a front deck with great outlooks. Exceptionally well presented throughout, the property has superb décor and styling and benefits from an excellent modern kitchen and bathroom, a log burner to the lounge and is offered for sale in ready-to-move-in condition. This is a great property for which VIEWING IS HIGHLY RECOMMENDED and available now.

Internally, this property briefly comprises: Entrance Vestibule, Lounge, Kitchen / Dining Room with Under Stairs Store. Off the first floor Landing are Bedroom 1 with Fitted Furniture, Bedroom 2 and the Shower Room. Externally, to the front of the property is an elevated Front Deck which is ideally positioned for sunset views, plus there is a Rear Patio Yard & further Upper Garden Area, (not on the property's title but maintained by the vendors). This property also has the great additional benefit of a DETACHED GARAGE & PARKING SPACE TOO.

Situated near to both local amenities and schools / commuter routes / public transport links, this property is close to parkland and open countryside too. Within easy reach of nearby shopping in Waterfoot, the amenities of Rawtenstall centre are conveniently close by too.

Vestibule

Lounge 12'3" x 11'6"

Kitchen/Dining Room 12'11" x 14'10"

Store

Landing

Bedroom 1 13'6" x 15'1"

Bedroom 2 11'11" x 8'9"

Shower Room 8'1" x 5'5"

Front Decking

Under Decking Bin Store

Rear Patio Yard

Upper Garden Area

Detached Garage

Agents Notes

Disclaimer

