



# Farrow & Farrow

ESTATE & LETTING AGENTS



- The Preserve Works, Waterfoot, Rossendale
- 1 Bedroom, Rental Apartment
- Ground Floor, Stepped Access
- Spacious Living Accommodation
- Modern Kitchen & Shower Room
- AVAILABLE NOW
- Bond & References Required
- Viewing Recommended

Preserve Works, Millar Barn Lane, Rossendale, BB4 7AU

**£575 PCM**  
PCM

# Preserve Works, Millar Barn Lane, Rossendale, BB4 7AU

CONTEMPORARY, 1 BEDROOM APARTMENT - Well Presented Throughout with Lovely Spacious Accommodation and an Excellent Modern Shower Room, New Carpets, Ground Floor with Easy Stepped Access - Viewing In Person Required - \*\*\* ALL ENQUIRIES VIA THE EMAIL AGENT BUTTON \*\*\*



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 accepted. 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.

The Preserve Works, Waterfoot is a recently redecorated, modern rental apartment within a stylish historical building conversion. Boasting a contemporary finish throughout, the property includes a sleek modern kitchen with some built-in appliances and a spacious and well presented shower room. Accessed through its own private entrance with no communal areas, the property briefly internally comprises; open plan lounge / dining kitchen, bedroom and shower room.

The property is well presented throughout, providing an excellent rental opportunity which is available now. Located close to Waterfoot town centre, this property has good transport and commuter links, with easy access to local amenities, including shopping, Post Office, takeaway food outlets and professional services, while comprehensive further facilities are available throughout Rossendale as a whole.

\* Contemporary Finish Throughout \* Spacious Kitchen & Quality Modern Shower Room \* Ground Floor Stepped Access \* Private Entrance, No Communal Entrance Requirement \* Available Now

**Open Plan Lounge/Kitchen 29'0" x 16'6"**

**Bedroom 1 12'2" x 7'6"**

**Bathroom 9'8" x 6'1"**

**Store 1 3'0" x 3'6"**

**Store 2 3'1" x 2'3"**

**Agents Notes Rental**

**Disclaimer**

