



**Farrow & Farrow**  
ESTATE & LETTING AGENTS



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

14, Andrew Avenue, Rossendale, BB4 6EU

**£250,000**

# 14, Andrew Avenue, Rossendale, BB4 6EU

**\*\*\* NEW \*\*\* - 3 BEDROOM SEMI-DETACHED BUNGALOW IN HIGHLY SOUGHT AFTER LOCATION - Close To Rawtenstall Centre, Great Opportunity To Further Modernise & Add Value, Gardens Front & Rear - NO CHAIN DELAY - Contact Us To View, By Appointment Only**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

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

**Lounge 17'2" x 11'11"**

**Kitchen/Breakfast Room 8'11" x 11'1"**

## Boiler Room

**Inner Hall 16'4" x 3'5"**

**Bedroom 1 12'11" x 12'0"**

**Bedroom 2 / Dining Room 11'5" x 10'11"**

**Bedroom 3 9'7" x 7'7"**

**Shower Room 6'4" x 7'5"**

## Front Garden

## Side Driveway

## Garage

## Rear Garden

## Upper Garden

## Agents Notes

## Disclaimer

