



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Newchurch Road, Stacksteads, Bacup, Rossendale
- 2 Bedroom, Semi-Detached Property
- Good Size Reception & Main Bedroom
- Modern Kitchen & Wetroom
- Convenient For Commuter Routes & Public Transport
- Good Size Basement Storage
- \*\*\* NO CHAIN DELAY \*\*\*
- Viewings Available NOW - By Appointment Only

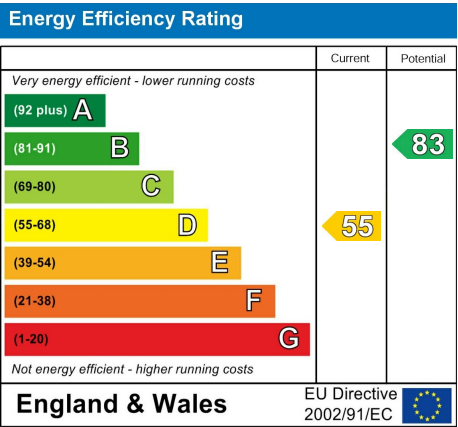
511, Newchurch Road, Bacup, OL13 0NH

**£100,000**



511, Newchurch Road, Bacup, OL13 0NH

\*\*\* NEW \*\*\* - 2 BEDROOM SEMI-DETACHED HOME WITH GOOD SIZE LIVING SPACE, BASEMENT, MODERN KITCHEN & WETROOM - Conveniently Located For Commuter Routes & Public Transport - NO CHAIN DELAY - 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 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.

Newchurch Road, Stacksteads, Bacup, Rossendale is a 2 bedroom semi-detached family home, conveniently positioned and offering good size living space. With a modern kitchen and 1st floor wetroom, this property has a good size reception room and basement, while also having the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Lounge, Kitchen with access down to Basement, first floor Landing off to Bedrooms 1 & 2 and Wetroom. Externally, to the front of the property is a Front Forecourt Garden while to the rear is a small Rear Yard and an area of Garden which is not on the title but has been maintained by the property's owners over several years.

Conveniently situated for easy access to Waterfoot centre amenities, as well as Stacksteads and of course, Bacup & Rawtenstall too, the property is positioned close to commuter routes, public transport connections and a range of local amenities too.

Lounge 13'11" x 12'10"

Open to Kitchen 11'3" x 7'4"

Basement

Landing

Bedroom 1 13'11" x 12'11"

Bedroom 2 6'0" x 7'7"

Wet Room 4'9" x 4'4"

Rear Yard

Upper Garden Area

Agents Notes

Disclaimer

