



Farrow & Farrow

ESTATE & LETTING AGENTS



- Alder Bank, Rawtenstall, Rossendale
- 3 Bedroom, Mid Terrace Home
- Great layout with En-Suite & Main Bathroom
- 2 Separate Reception Rooms
- Lovely, Modern Presentation Throughout
- Perfectly Located For Rawtenstall Centre
- VIEWING HIGHLY RECOMMENDED
- Contact Us NOW To View - By Appointment Only

4, Alder Bank, Rossendale, BB4 7SD

£200,000

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*** NEW *** - 3 BEDROOM MID-TERRACE, GREAT PRESENTATION & PERFECTLY LOCATED FOR RAWTENSTALL CENTRE - 2 Separate Reception Rooms, Lovely Modern Styling & Décor Throughout, 2 Bathrooms, Rear Patio Yard - VIEWING HIGHLY RECOMMENDED - Contact Us NOW To View



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 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.

Alder Bank, Rawtenstall, Rossendale is a 3 bedroom, 2 bathroom and 2 reception room, mid terrace property which is absolutely ideally located for Rawtenstall centre amenities. With excellent modern presentation throughout, the property is well designed with the en-suite shower room to the second floor an excellent addition and outside, a rear patio yard adds some outdoor space too. VIEWING HERE IS HIGHLY RECOMMENDED - Contact Us NOW To View!!!

Internally, this property briefly comprises: Entrance Vestibule, Lounge, Dining Room with Under Stairs Storage, Kitchen. Off the first floor Landing are Bedroom 1 and the Bathroom, while off the second floor Landing are Bedroom 2 with En-Suite Shower Room and Bedroom 3. Externally, to the rear of the property is a Patio Yard adding valuable outdoor space.

A stones throw from the town's central hub Bank Street, this property benefits from easy access to shops, restaurants, cafes and other varied amenities, including supermarket shopping which is also close at hand. In addition the property benefits from excellent transport connections including the popular X43 bus route (Manchester - Burnley commuter route) and M65/M66 motorway connections, making the property convenient for amenities both locally and further afield.

Vestibule 6'7" x 3'8"

Lounge 14'0" x 13'5"

Dining Room 9'9" x 10'6"

Store Room 6'2" x 3'0"

Kitchen 10'11" x 7'0"

Landing 13'4" x 5'7"

Bedroom 1 14'0" x 13'6"

Bathroom 9'8" x 7'7"

2nd Landing 9'10" x 5'3"

Bedroom 2 8'4" x 10'5"

Bedroom 3 9'10" x 7'10"

En-suite Shower Room 7'11" x 5'3"

Front Forecourt

Rear Patio Yard

Agents Notes

Disclaimer

