



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Ilex Mill, Rawtenstall, Rossendale
- 2 Bedroom, 2nd Floor Apartment
- Spacious Living Accommodation With Balcony
- Retained Character Features
- Iconic Central Rawtenstall Position
- Close To All Local Amenities & Open Space Too
- VIEWING HIGHLY RECOMMENDED
- Contact Us To View - By Appointment Only

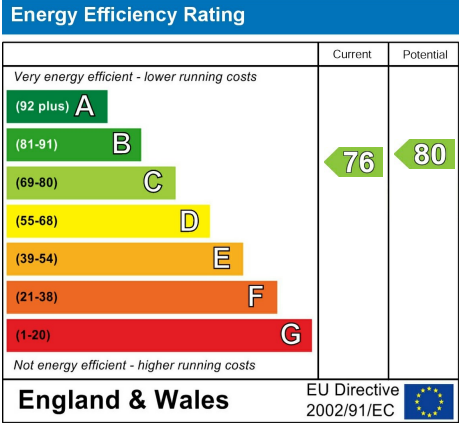
221, Ilex Mill, Bacup Road, Rossendale, BB4 7NQ

**£225,000**



## 221, Ilex Mill, Bacup Road, Rossendale, BB4 7NQ

If you're looking for loft-style living in an excellent, central Rawtenstall position just minutes from open countryside - then look no further! 2 Good size bedrooms, generous open-plan Lounge / Dining / Kitchen & retained original character features, with balcony space overlooking communal garden / deck space - Viewing Highly Recommended, Contact Us To View.



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This Ilex Mill apartment is a lovely, 2 bedroom apartment set within this popular and historic mill conversion. With genuine original character features retained, this apartment has bags of character, combined with neutral modern décor, including a good size open plan Lounge/ Dining / Kitchen area with integrated appliances. There is a Covered Balcony with views over communal deck / gardens, 2 good size Bedrooms and modern neutral Bathroom.

The Kitchen has a range of wall and base units, with integral washing machine, fridge/freezer and dish washer while the Lounge area and Master Bedroom both have doors opening onto the private balcony, which overlooks the communal space. Secure gated parking provision and both stair and lift access to the 2nd Floor complete the picture here.

Ilex mill is perfectly situated to take advantage of the amenities in Rawtenstall town centre, while also being the perfect gateway to Rossendale's wide range of sport & leisure facilities. Within moments of motorway connections commuters are well served, while open countryside is also within easy reach. The location therefore means that Ilex Mill offers the perfect combination of city-style living with easy access to country pursuits.

### Hallway

### Open Plan Lounge / Dining / Kitchen 36'9" x 12'9"

### Bedroom 1 25'11" x 11'1"

### Bedroom 2 19'7" x 8'11"

### Bathroom 7'3" x 7'1"

### Balcony 6'0" x 8'11"

### Agents Notes

### Disclaimer

