





Farrow & Farrow

ESTATE & LETTING AGENTS



- **Hardman Avenue, Rawtenstall, Rossendale**
- **2 Bedroom, Mid Quasi Semi-Detached**
- **Comprehensive Brand New Refurbishment**
- **New Kitchen & Bathroom**
- **New Carpets / Floor Coverings & Décor Throughout**
- **Landscaped Rear Garden**
- **Viewing Highly Recommended - By Appointment Only**
- ***** NO CHAIN DELAY *** - Contact Us Now To View**

58, Hardman Avenue, Rossendale, BB4 6BB

£200,000
Offers Over

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*** NEW *** - BEAUTIFULLY REFURBISHED 2 BEDROOM MID TERRACE HOME, GARDENS FRONT & REAR - Comprehensive List Of Improvements - New Kitchen, Bathroom, Garden Landscaping etc - Perfect For Rawtenstall Centre & Amenities - A Great Home Available Now With NO CHAIN DELAY - 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 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.

Hardman Avenue, Rawtenstall, Rossendale is a 2 bedroom mid quasi semi-detached home with a beautiful refurbishment just completed and lovely presentation throughout. With a great outlook and gardens front & rear, this property has excellent modern décor accompanying the brand new kitchen and bathroom, new carpets and floor coverings, etc. Add in the convenient location and open aspect to the rear and it is easy to see why this home is a must see. This property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Hall, Lounge with Under Stairs Store, Dining Kitchen, first floor Landing off to Bedrooms 1 & 2 and the Bathroom. Externally, the property offers Gardens Front & Rear, an open rear aspect and an elevated outlook to the front too.

Located exceptionally conveniently for both Rawtenstall town centre and fantastic motorway connections, the property is also within easy reach of highly regarded Balladen Primary School. With open countryside and commuter access to local motorway and public transport connections nearby, the property is also perfect for all local town centre amenities, including supermarket and high street shopping, restaurants and bars while good local schools are also easily reached.

Hall

Lounge 12'6" x 13'5"

Kitchen/Dining Room 7'10" x 15'11"

Under Stairs Store Room

Landing

Bedroom 1 9'5" x 15'10"

Bedroom 2 11'0" x 7'11"

Bathroom 7'10" x 7'6"

Front Garden

Rear Garden

Agents Notes

Disclaimer

