Farrow & Farrow
ESTATE & LETTING AGENTS
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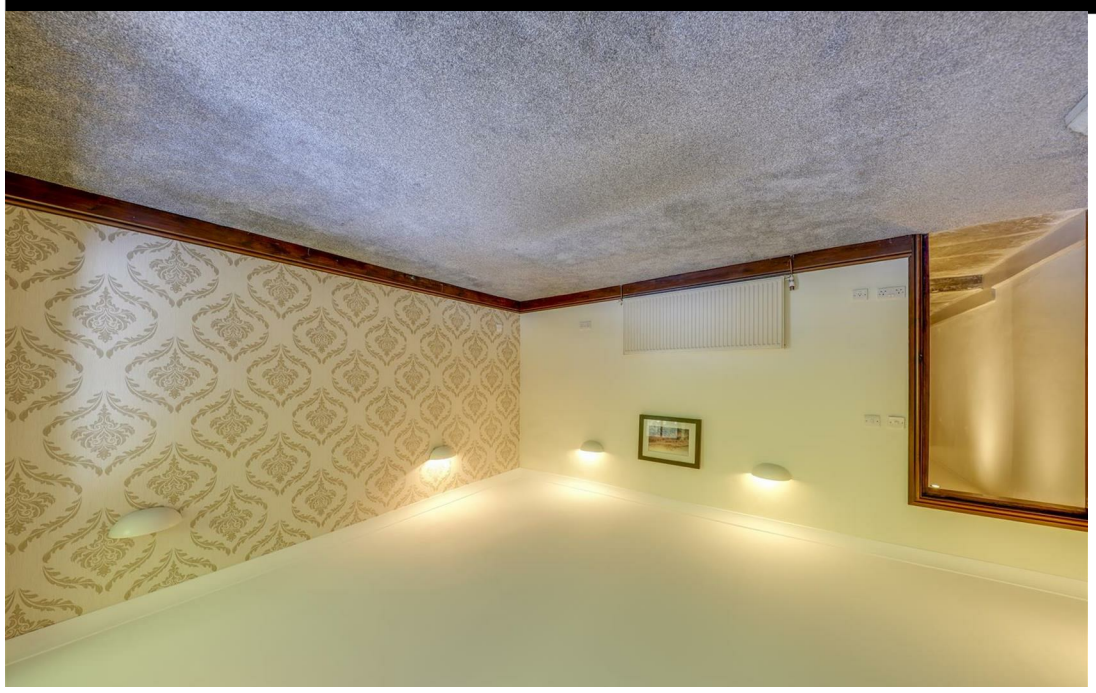

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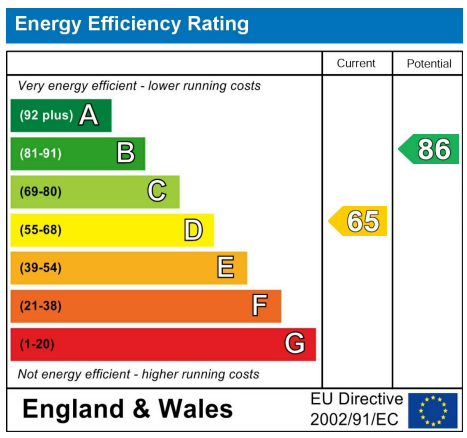
- Burnley Road East, Water, Rossendale
- 2 Bedroom, Next-To-End Cottage
- Lovely Presentation Throughout
- Superb Setting With Communal Green Space To Rear
- Positioned On The Verge Of Open Countryside
- Accommodation Over 4 Floord
- *** NO CHAIN DELAY ***
- Viewing Highly Recommended - Contact Us To View

1215, Burnley Road East, Rossendale, BB4 9QS

£150,000
Offers Over

1215, Burnley Road East, Rossendale, BB4 9QS

*** NEW *** - 2 BEDROOM, NEXT-TO-END COTTAGE, ACCOMMODATION OVER 4 FLOORS - Lovely Presentation Throughout, Attractive Rear Outlook Over Communal Green Space, Set Close To Open Countryside - *** NO CHAIN DELAY *** - Viewing Highly Recommended - 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 attentio n 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 autho rity 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.

Burnley Road East, Water, Rossendale, is a 2 bedroom, next-to-end cottage located on the outskirts of Water village centre. Enjoying a beautiful setting, with a lovely rear outlook over communal gardens and green space, this property offers good accommodation laid out over 4 floors. Well presented throughout, this is a property with a great, homely feel in a sought after position on the edge of open surroundings. This property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Entrance Vestibule, Kitchen / Dining Room. To the lower ground floor, off the Lower Landing are the Lounge, 2x Store Rooms, Utility Room and WC. Off the first floor Landing are Bedroom 1 and Bathroom, while to the second floor is the Attic Room / Bedroom 2 - this has always been a bedroom since the property's construction, but may not comply with current building regulations.

Situated in Water village, this property is close to a local primary school, pub and village shop, as well as bus connections to Rawtenstall and onwards. Road connections, for commuters to all surrounding destinations and beyond at are hand, with beautiful open countryside, walks, bridleways and superb landscapes almost on the doorstep.

Vestibule 3'6" x 3'10"

Kitchen/Dining Room 13'11" x 15'0"

Lower Landing 8'7" x 9'8"

Lounge 13'8" x 14'10"

Utility Room 6'5" x 4'1"

WC 6'5" x 5'3"

Store 1 3'7" x 7'4"

Store 2

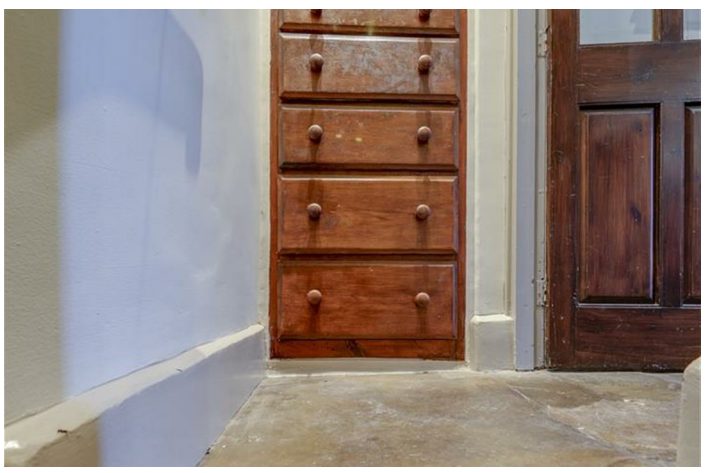
Landing 5'3" x 14'7"

Bedroom 1 11'1" x 9'0"

Bathroom 10'11" x 5'7"

Attic Room / Bedroom 2 12'5" x 14'10"

Rear Communal Gardens

Agents Notes

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