



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Burnley Road, Loveclough, Rossendale
- 2 Bedroom Bungalow
- Fully Adapted To An Excellent Standard
- Beautifully Presented Throughout
- Convenient, Open Plan Living
- Off Road Driveway Parking
- VIEWING ESSENTIAL - By Appointment Only
- NO CHAIN DELAY - Contact Us NOW To View

967, Burnley Road, Rossendale, BB4 8QL

**£318,000**

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\*\*\* NEW \*\*\* - 2 BEDROOM, NEWLY REFURBISHED, FULLY ADAPTED DETACHED BUNGALOW IN HIGHLY SOUGHT AFTER AREA - Beautiful Presentation Throughout, Exceptional Adaptations, Full Wet Room, Open Plan Living, Driveway Parking & Rear Patio Garden, Convenient Location Close To Open Countryside - NO CHAIN DELAY - Contact Us To View.



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.

Burnley Road, Loveclough, Rossendale is a newly refurbished, 2 bedroom, detached bungalow home which has been fully adapted to a high standard, with excellent presentation throughout. Set on an attractive plot, with off road driveway parking and a rear patio garden, the property also has ramped access and a convenient open plan living layout. With great décor and modern styling, this is a unique opportunity in a highly sought after area too. The property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY, with early viewing highly recommended - CONTACT US EXCLUSIVELY TO VIEW.

Internally, this property briefly comprises: Entrance Hallway with Store, Open Plan Lounge / Dining, Kitchen, Bedrooms 1 & 2 and the Bathroom. Externally, the property has off road Front Driveway Parking, ramped front access and to the rear, a gravelled Rear Patio Garden.

This home is within easy reach of bus and commuter routes to Manchester, Burnley and beyond, while also being well located for local amenities in nearby Crawshawbooth Village and both Rawtenstall and Burnley Town Centres. Open countryside, walks and cycle routes are easily reached, as are popular local schools too.

Porch 6'5" x 4'5"

Open Plan Lounge / Dining 12'10" x 19'10"

Open Plan Breakfast Kitchen 9'8" x 6'6"

Bedroom 1 11'6" x 13'0"

Jack & Jill Wet Room 9'0" x 7'1"

Bedroom 2 10'1" x 6'7"

Front Driveway Parking

Rear Patio Garden

Agents Notes

Disclaimer

