



Farrow & Farrow

ESTATE & LETTING AGENTS



- Nuttall Street, Rawtenstall, Rossendale
- 3 Bedroom, Link-Detached Family Home
- Excellent Position For Rawtenstall Centre
- Multiple Reception Spaces
- Scope To Add Further Value
- Garden To Rear
- VIEWING HIGHLY RECOMMENDED
- Contact Us To View - By Appointment Only

2-4, Nuttall Street, Rossendale, BB4 7SF

£375,000
 Offers Over

2-4, Nuttall Street, Rossendale, BB4 7SF

*** NEW *** - 3 BEDROOM + ATTIC STUDIO, LINK-DETACHED FAMILY HOME IN GREAT POSITION FOR RAWTENSTALL CENTRE - Formerly 2 Properties, Garden To Rear, Versatile Accommodation With Several Reception Areas, Opportunity To Add Value, Comparatively Tucked-Away Yet Convenient For All Local Amenities - VIEWING HIGHLY RECOMMENDED



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.

Nuttall Street, Rawtenstall, Rossendale is a 3 bedroom, link-detached family home, with great further scope too. Formerly 2 separate properties, this home has several reception areas and offers an opportunity to reconfigure and add value accordingly. With versatile scope, this is a great family home in a position sure to appeal. Brought to the market for the first time in many years, the property is sure to attract ample attention and therefore, viewing here is highly recommended. Contact us to arrange your viewing, by appointment only.

Internally, this property briefly comprises: Dining Room, Lounge, Utility Area, 2nd Lounge, Kitchen. Off the first floor Landing are Bedrooms 2 & 3 and Bathroom, Inner Landing, Bedroom 1, Study with stairs up to 2nd Floor Attic Studio Room. Externally, there is a small garden area to the side and a rear garden too.

Located within easy walking distance of the real heart of Rawtenstall yet in a comparatively tucked-away position, with all the benefits of town centre amenities including shopping, leisure, health and transport facilities, this home offers one of the best locations in the centre of Rossendale. Situated adjacent to one of Rossendale's most sought after streets, the property is also ideally situated for nearby M65/M66 motorway links and extensive public transport connections.

- Porch 3'3" x 2'11"
- Dining Room 13'1" x 12'5"
- Lounge 18'7" x 16'8"
- Utility Area 6'0" x 7'8"
- 2nd Lounge 16'1" x 10'5"
- Kitchen 6'11" x 10'9"
- Landing
- Inner Landing
- Bedroom 1 11'3" x 16'5"
- Bedroom 2 11'0" x 12'7"
- Bedroom 3 10'9" x 10'5"
- Bathroom 5'4" x 7'1"
- Study 7'6" x 12'4"
- Attic Studio Room 13'1" x 14'3"
- Front Forecourt Garden

- Side Patio
- Rear Garden
- Agents Notes
- Disclaimer

