



- 11 Brookside, Rawtenstall
- Traditional Semi-Rural Cottage
- 3 Bedroom Accommodation
- Superb Views
- Perfectly Situated for East Lancs Railway
- Fabulous Open Plan Kitchen / Lounge
- Secure Gated Access
- Bond, Right to Rent & References Required



11, Brookside, Rossendale, BB4 6JE

\*\*\* NEW \*\*\* - FANTASTIC SEMI-RURAL SETTING CLOSE TO THE EAST LANCS RAILWAY  
- Fabulous 3 Bedroom Character End Stone Cottage, Superb Views, Excellent Interior  
& Well Maintained. Be Quick - This One Will Fly Out! Bond & References Required.  
ALL ENQUIRIES VIA THE "EMAIL AGENT" BUTTON ONLY PLEASE.



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.

Brookside, Townsend Fold, Rawtenstall, is a fantastic 3 Bedroom, end stone character cottage, situated in a superb semi-rural location. The spacious open-plan Lounge and Kitchen, including large breakfast bar, make for excellent living space too.

Located within easy reach of Rawtenstall town centre amenities, and with excellent access to the motorway network, commuter links and public transport, this property really does offer the best of both worlds.

If you're a fan of the East Lancs Railway too, then look no further and snap this rental property up straight away, as it is unlikely to be available for long. CALL TODAY - THIS GREAT RENTAL PROPERTY WILL GO QUICKLY!

\* Gas Central Heating \* uPVC Double Glazing Throughout \* Bond & References Required

Lounge 17'2" x 12'6"

Kitchen 15'5" x 11'10"

Bedroom 1 13'0" x 11'3"

Bedroom 2 13'5" x 11'3"

Bedroom 3 8'5" x 5'9"

Family Bathroom 8'5" x 5'8"

Rear Yard

Side Garden

Parking

Agents Notes Rental

Disclaimer

