



Farrow & Farrow

ESTATE & LETTING AGENTS



- Carr Mount, Rawtenstall, Rossendale
- Large End Stone Terrace Home
- Gardens To Front & Rear
- Workshop / Store
- 3 Bedrooms, Accommodation Over 4 Floors
- 2 Receptions & Kitchen
- NO CHAIN DELAY
- Walking Distance to Rawtenstall Centre

2, Carr Mount, Rossendale, BB4 6DF

£160,000

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*** NEW *** - 3 BEDROOM FAMILY HOME, DECEPTIVELY SPACIOUS & WITHIN EASY REACH OF RAWTENSTALL CENTRE - Great Opportunity To Improve & Add Value, Ideal Convenient Location, Generous Accommodation Over 4 Floors, Perfect For Rawtenstall Centre - NO CHAIN DELAY - Contact Us to View!!!



Carr Mount, Rawtenstall, Rossendale is a 3 bedroom end terrace home which offers excellent scope to improve and add value through improvement. With good size accommodation which is laid out over 4 floors and including 2 separate reception rooms, this property provides a great opportunity while also providing a location which is perfect for access to Rawtenstall town centre and all local amenities too.

Unexpectedly generous accommodation is combined with with a convenient setting, gardens front and rear and also, the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Hallway, Lounge, Dining Room, Rear Vestibule, Kitchen. First floor Landing off to Bedrooms 1 & 2, Shower and Bathroom. Second floor Bedroom 3 and finally, a good size Basement too. Externally, there is a Front Garden, Rear Patio Garden and also a Workshop / Store.

Situated within a popular setting close to the town centre of Rawtenstall, this property is ideal for commuters as it lies just a short distance from A56/M66/M65 motorway links. The property is also close to local amenities, schools and Rawtenstall itself, while having an attractive outlook to the front on to Rawtenstall Ski Slope and the Town Centre from an elevated position.

* Carr Mount, Rawtenstall, Rossendale * 3 Bedroom Accommodation Over 4 Floors * Generously Sized Living Space
* Perfect For Rawtenstall Centre * NO CHAIN DELAY

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.

Hallway 17'2" x 6'7"

Lounge 13'3" x 12'0"

Dining Room 13'7" x 16'1"

Kitchen 12'1" x 5'10"

Rear Vestibule

Basement

Landing

Bedroom 1 10'7" x 16'2"

Bedroom 2 11'4" x 10'8"

Shower 5'1" x .246'0"

Bathroom 11'0" x 5'0"

Attic Bedroom 3 14'3" x 16'1"

Front Garden

Rear Patio Garden

Workshop / Store

Agents Notes

Disclaimer

