



Farrow & Farrow

ESTATE & LETTING AGENTS



- Marl Pits, Rawtenstall, Rossendale
- 2 Bedroom, Semi-Detached Home
- Well Presented with Modern Kitchen & Bathroom
- Conservatory, Decked Patio & Garden To Rear
- Off Road Driveway Parking, Cul-De-Sac Setting
- Walking Distance To Rawtenstall Centre Amenities
- Marl Pits Leisure Centre & Open Countryside Nearby
- **VIEWING HIGHLY RECOMMENDED - Contact Us To View**

8, Marl Pits, Rossendale, BB4 7SW

£260,000

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*** NEW *** - 2 Bedroom Semi-Detached Home, Nicely Presented Throughout, Conservatory, Modern Kitchen & Bathroom, Close to Marl Pits Sports Centre, Perfect for Rawtenstall Town Centre Amenities, Lovely Garden & Attractive Outlook, Off Road Driveway Parking - 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.

Marl Pitts, Rawtenstall, Rosendale, is a stone built, 2 bedroom semi-detached home, located in a highly sought position close to fantastic leisure facilities at Marl Pits sports centre and within easy reach of Rawtenstall Town Centre. The property offers a modern Kitchen & Bathroom with the addition of a Conservatory to the rear. There is also a lovely garden with decked patio which has an attractive outlook too. This is a nicely presented home in a great location and for which, early viewing is suggested to avoid disappointment.

Internally, this property briefly comprises: Entrance Hall, Lounge, Breakfast Kitchen with under stairs Pantry, Conservatory to rear. Off the first floor Landing are Bedrooms 1 & 2 and the Family Bathroom while externally, there is a Decked Patio and Garden to the rear while to the front, is off road Driveway Parking and a further Front Garden area adding to the property's attraction and kerb appeal.

Ideal for commuters, the property is within easy reach of the Motorway network for M66/M65/M60/M62 links and within walking distance of all Rawtenstall Town Centre amenities, including Bus Routes to Manchester, Burnley etc. The popular cul-de-sac location has the additional benefit of off road driveway parking, while also being on the fringe of nearby open countryside walks as well.

Hall

Lounge 13'0" x 11'1"

Kitchen/Breakfast Room 9'7" x 14'6"

Under Stairs Pantry 5'2" x 3'0"

Conservatory 7'11" x 7'1"

Landing

Bedroom 1 9'0" x 14'6"

Bedroom 2 8'3" x 14'7"

Bathroom 4'10" x 7'11"

Front Driveway

Rear Decked Patio

Rear Garden

Agents Notes

Disclaimer

