



Farrow & Farrow
ESTATE & LETTING AGENTS



6, Kirk View, Rossendale, BB4 9UQ

£275,000

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*** NEW *** - SUPERB 3/4 BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME WITH GREAT GARDENS, PARKING & A CONVENIENT LOCATION - Ideal Flexible Accommodation, Spacious Integral Garage / Workshop, Off-Road Parking, Several Receptions, 2nd Lounge / Downstairs Bedroom 4, Very Well Presented Throughout - EARLY VIEWING HIGHLY RECOMMENDED - Contact Us Now To View!!!



Kirk View, Waterfoot, Rossendale is a 3/4 bedroom, extended semi-detached family home, which benefits from unusually good and generous outdoor space too. This property offers lawned gardens, patio space, off-road Driveway Parking and an integral Garage / Workshop too. Very well presented throughout, the property has several receptions areas including a 2nd Lounge which could alternatively be a downstairs 4th Bedroom if desired. This great family home really does have lots to offer, a great feel, flexible accommodation and superb gardens / outside space too. Early viewing here is most highly recommended to avoid disappointment - Contact Us Now To View.

Internally, this property briefly comprises: Entrance Porch, Hallway open to Lounge, Dining Room, Conservatory, Kitchen, 2nd Lounge / Downstairs Bedroom 4, Integral Garage / Workshop. Off the first floor Landing with Store, are Bedrooms 1-3 and the Family Bathroom. Externally, in addition to the Integral Garage / Workshop, there is also off road Driveway Parking and superbly presented Front & Rear Gardens, plus 2x paved Patio Areas too.

Located within easy reach of local amenities in Waterfoot centre, this property is also within walking distance of both Waterfoot Primary and Bacup & Rawtenstall Grammar Schools. Offering an ideal combination of accessibility for motorway commuters and locally to destinations throughout Rossendale, this property is an excellent option for a variety of buyers. Open countryside is nearby and both public transport routes are easily reached, while a range of leisure / health / shopping options are all nearby.



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.

Porch 3'10" x 5'10"

Hall 11'10" x 5'10"

Lounge 11'11" x 13'7"

Dining Room 10'1" x 9'10"

Kitchen 10'1" x 10'3"

Conservatory 9'4" x 9'5"

2nd Lounge / Bed 4 13'4" x 8'6"

Landing 8'7" x 5'10"

Bedroom 1 13'5" x 13'3"

Bedroom 2 8'10" x 13'5"

Bedroom 3 7'8" x 9'2"

Bathroom 5'6" x 8'3"

Store

Garage / Workshop 28'9" x 10'10"

Front Garden

Front Driveway

Rear Garden

Rear Patio

Further Patio Area

Agents Notes

Disclaimer