



Farrow & Farrow

ESTATE & LETTING AGENTS



- Manchester Road, Baxenden
- Mid Terrace Property
- Good Size Accommodation Throughout
- Open Plan Lounge / Dining Room
- 2 Double Bedrooms - Could be 3
- Rear Patio Garden
- On Bus Route
- No Chain Delay!

501, Manchester Road, Accrington, BB5 2QJ

£130,000
 Offers Over

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NEW!!! - 2 BEDROOM HOME WITH GOOD ROOM SIZES & SUPERBLY CONVENIENT FOR MOTORWAY LINKS - IDEAL FIRST HOME OR BUY-TO-LET INVESTMENT. Open Plan Lounge / Dining , Close To Local Amenities & Good Rear Patio Yard. - For Sale With NO CHAIN DELAY - Call Us To View!!!



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.

Manchester Road, Baxenden is a good size, 2 bedroom mid terrace home, with an open plan Lounge / Dining Room. The property offers 2 good size Bedrooms and could be made to create a 3 bed. Externally, the Rear Patio gardens offers low maintenance and valuable outdoor space too. Ideal as a first home or buy-to-let option too, this property has previously been a rental home and is now offered with NO CHAIN DELAY! Some upgrading and modernisation required.

Internally, the property briefly comprises: Entrance Vestibule, Lounge open to Dining Room, Kitchen, first floor Landing off to Bedrooms 1 & 2 and the Family Bathroom. Externally to the front is a forecourt garden, to the Rear Patio Yard Garden.

Located within easy reach of excellent motorway connections, the property is conveniently close to M65/M66 links, while also being ideally placed for both Rossendale and Accrington, as well as Bury, Blackburn, Manchester, Preston and beyond. Public transport provision sees bus stops nearby, while local amenities are also available in Baxenden and Haslingden, with comprehensive facilities available throughout Rossendale and Accrington.

* 2 Bedroom * Open Plan Lounge / Dining * Ideal as a First Home / Buy-to-Let * Close to Motorways * NO CHAIN DELAY!!!

Vestibule 4'3" x 3'1"

Lounge 15'7" x 14'1"

Store

Dining Room 13'4" x 14'1"

Kitchen 16'6" x 6'5"

Landing

Bedroom 1 12'11" x 14'2"

Bedroom 2 16'5" x 6'7"

Bathroom 10'4" x 7'2"

Front Forecourt Garden

Rear Patio Garden

Agents Notes

Disclaimer

