



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Marl Pits, Rawtenstall, Rossendale
- 3 Bedroom, Semi-Detached Family Home
- EXCELLENT Presentation Throughout
- Extensive, Low Maintenance Rear Patio Garden
- Ample Off Road Driveway Parking
- Ideal Position For Rawtenstall Centre & Local Amenities
- VIEWING MOST HIGHLY RECOMMENDED - By Appointment Only
- Contact Us NOW To View!!!

4, Marl Pits, Rossendale, BB4 7SW

**£325,000**  
 Offers In The Region Of



4, Marl Pits, Rossendale, BB4 7SW

\*\*\* NEW \*\*\* - 3 Bedroom Semi-Detached Home, SUPERBLY PRESENTED THROUGHOUT, Excellent Kitchen & Bathroom, Close to Marl Pits Sports Centre, Perfect for Rawtenstall Town Centre Amenities, Extensive Low Maintenance Rear Garden, AMPLE Off Road Driveway Parking - VIEWING ESSENTIAL - Contact Us NOW To View



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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, 3 bedroom semi-detached home, located in a highly sought position close to fantastic leisure facilities at Marl Pits sports centre, also being within very easy reach of Rawtenstall Town Centre. This lovely property offers outstanding presentation throughout, with an excellent modern Kitchen and an extensive, low maintenance Patio Garden to the rear too. This is a property with outstanding presentation, set in a great location and for which, early viewing is therefore most highly recommended.

Internally, this property briefly comprises: Entrance Hall, Downstairs Cloaks / WC, Lounge, Kitchen / Dining Room. Off the first floor Landing are Bedrooms 1-3 and the Family Bathroom.

Externally, in addition to the ample, off road Driveway Parking, the property also has an extensive Rear Patio Garden which is fully paved for accessibility and low maintenance ease.

Ideal for commuters or those living and working locally alike, this property is within easy reach of regional motorway links for the M66/M65/M60/M62 and is within walking distance of all Rawtenstall Town Centre amenities, including Bus Routes to Manchester, Burnley etc. The popular cul-de-sac location of Marl Pits has the additional benefit of off road driveway parking, while also being on the fringe of nearby open countryside walks too, as well of course as fantastic facilities at Marl Pits Leisure Centre just moments away.

Hall 18'6" x 7'6"

WC 6'5" x 2.85'5"

Lounge 14'5" x 10'6"

Kitchen/Dining Room 9'9" x 17'4"

Landing 8'10" x 6'6"

Bedroom 1 11'1" x 10'7"

Bedroom 2 13'2" x 10'8"

Bedroom 3 8'8" x 7'11"

Bathroom 6'5" x 6'6"

Front Driveway

Rear Patio Garden

Agents Notes

Disclaimer

