

Farrow & Farrow

ESTATE & LETTING AGENTS



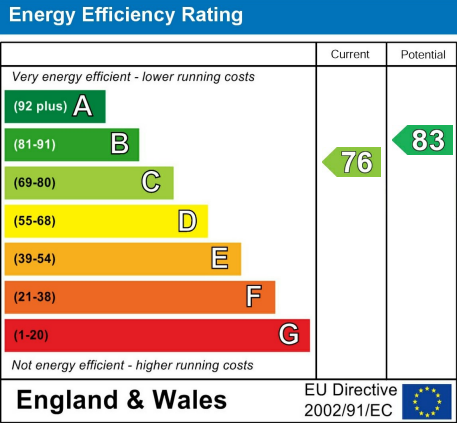
- Ilex Mill, Bacup Road, Rawtenstall, Rossendale
- 2 Bedroom, 3rd Floor, Loft Style Apartment
- Original Barreled Brick Ceilings
- Loft-Style Living, Minutes From Open Countryside
- Westerly Facing Balcony
- Great Views Over Rawtenstall
- Allocated Parking Provision
- NO CHAIN DELAY

303, Bacup Road, Rossendale, BB4 7NQ

£190,000

303, Bacup Road, Rossendale, BB4 7NQ

*** NEW *** - 3rd FLOOR, 2 BEDROOM APARTMENT WITH GREAT VIEWS OVER RAWTENSTALL, WESTERLY BALCONY & EXCELLENT FEATURES - Original Barreled Brick Ceilings, Spacious Living Areas, Allocated Parking, Modern Kitchen & Bathroom - City-Style Loft Living, With Open Countryside Just Minutes Away - NO CHAIN DELAY - Call Us To View!!!



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.

This 3rd Floor, 2 Bedroom, Ilex Mill apartment offer a fantastic combination of position, features and space. With an open and spacious feel, this apartment is set in a great location within the development, with a balcony offering westerly facing views over Rawtenstall centre, perfect for summer sunsets. Showcasing the signature Ilex Mill barreled brick ceilings, this apartment enjoys great natural light from the large feature windows to the living area. An excellent apartment home which also has the additional benefit of being OFFERED FOR SALE WITH NO CHAIN DELAY.

Internally, the property briefly comprises: Entrance Hallway with 2x Stores, Open Plan Lounge / Dining Kitchen, Covered Balcony, Bedrooms 1 & 2 and Bathroom. The apartment also has gated parking provision too.

Ilex mill is perfectly situated to take advantage of the amenities in Rawtenstall town centre, while also being the perfect gateway to Rossendales wide range of sport & leisure facilities. Within minutes of motorway connections, commuters are well served, while open countryside is also within easy reach. The location therefore means that Ilex Mill offers the perfect combination of city-style living and easy access to country pursuits.

* 2 Bedroom, 3rd Floor Apartment * Covered Balcony With Great Views * Feature Brick Ceilings, with Spacious, Light & Airy Living Areas * City-Style Living With Open Countryside Nearby

Hall 12'6" x 7'8"

Open Plan Lounge / Dining / Kitchen 37'4" x 18'1"

Balcony

Bedroom 1 24'4" x 9'1"

Bedroom 2 16'3" x 8'10"

Bathroom 7'2" x 6'0"

Store 1

Store 2

Parking

Agents Notes

Disclaimer

