



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Church Street, Newchurch, Rossendale
- 3 Bedroom Mid Terrace Home
- Gorgeous Presentation Throughout
- Well Laid Out Over 4 Floors In All
- Garden To Rear
- Convenient Location
- VIEWING HIGHLY RECOMMENDED
- Contact Us To View - By Appointment Only

11, Church Street, Rossendale, BB4 9EX

£242,500



# 11, Church Street, Rossendale, BB4 9EX

**\*\*\* NEW \*\*\* ABSOLUTELY BEAUTIFUL, 3 BEDROOM FAMILY HOME, WITH ADDITIONAL EXTENSIVE BASEMENT - Fabulously Presented Throughout, Superbly Decorated, Excellent Modern Kitchen & Bathroom, AN IMMACULATE PROPERTY - Fantastic Accommodation That Really MUST BE VIEWED - Call Us 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>		<b>73</b>
(55-68) <b>D</b>	<b>61</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 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.

Church Street, Newchurch, Rossendale, is a fabulous home, superbly decorated and immaculately presented throughout. Well laid out over 4 floors and providing good basement storage, as well as great living space, this property offers outstanding 3 bedroom family accommodation.

Internally, this property briefly comprises: Entrance Vestibule, Hall, Lounge, Dining Kitchen, first floor Landing off to Bedrooms 2 & 3 and Family Bathroom, Inner Hall to second floor Bedroom 1 and Eaves Storage. Completing the picture, to the Basement level are the Utility Area with WC and 2x Basement Rooms too.

Located within easy reach of Rawtenstall town centre, perfect for St Peters Primary School and ideal for Marl Pits Sports & Leisure facilities, this property also offers convenient access to commuter routes and nearby countryside alike. This outstanding property really must be viewed to appreciate its beautiful finish and early viewing is therefore highly recommended.

**\* IMMACULATELY PRESENTED THROUGHOUT \* 3 Bedroom Accommodation Over 4 Floors \* Beautiful Decor \* Good Basement & Great Living Space**

## Vestibule

## Hall

## Lounge 14'6" x 13'3"

## Kitchen/Dining Room 12'10" x 13'11"

## Rear Hall

## Basement Utility Area 12'6" x 17'9"

## WC 5'1" x 3'1"

## Basement Room 1

## Basement Room 2

## Landing 13'2" x 10'0"

## Bedroom 2 14'7" x 10'3"

## Bedroom 3 14'7" x 6'11"

## Family Bathroom 7'8" x 11'4"

## Inner Hallway 5'2" x 6'11"

## Bedroom 1 17'0" x 17'0"

## Rear Garden

## Agents Notes

## Disclaimer

