



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Apartment 1, Back Lane, Rawtenstall, Rossendale
- 2 Bedroom Apartment
- Recent Interiors Throughout
- Modern Gloss Kitchen & Modern Bathroom
- Contemporary Flooring & Decor
- Ideal Rawtenstall Centre Location
- Contact Us To View
- Viewing By Appointment Only


Apartment 1, 1, Back Lane, Rossendale, BB4 7QZ

**£139,950**

## Apartment 1, 1, Back Lane, Rossendale, BB4 7QZ

2 BEDROOM APARTMENT IN THE HEART OF RAWTENSTALL CENTRE - Convenient Location, Recent Interiors Throughout, Modern Gloss Kitchen, Great Bathroom, Modern Decor & Flooring Throughout, Perfect For Transport Links & All Town Centre Amenities - TENANTED INVESTMENT OPPORTUNITY - Contact Us To View, By Appointment Only



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
	78	86
<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.

Apartment 1, Back Lane, Rawtenstall, Rossendale is one of 4, recently converted 1 & 2 bedroom apartments, located right in the heart of Rawtenstall town centre, Offering recent interiors to a high standard these apartments include modern kitchens / bathrooms and flooring / decor throughout, with an ideal combination of accommodation and position. With commuter routes and transport links within moments, these apartment homes offer ideal modern living space with equally convenient access to both town centre amenities and leisure / healthcare provision too, while beautiful open countryside can also be reached within just a few minutes.

Apartment 1 - 2 Bedrooms, 1st Floor - £139,950  
 Apartment 2 - 2 Bedrooms, 1st Floor - £134,950  
 Apartment 3 - 1 Bedroom, 2nd Floor - £116,000  
 Apartment 4 - 1 Bedroom, 2nd Floor - £108,850

Viewing by appointment only, through our Rawtenstall office.

### Hall

**Open plan Lounge / kitchen 18'3" x 17'10"**

**Bedroom 1 13'9" x 17'1"**

**Bedroom 2 9'1" x 10'6"**

**Bathroom**

**Agents Notes**

**Disclaimer**

