



Farrow & Farrow

ESTATE & LETTING AGENTS



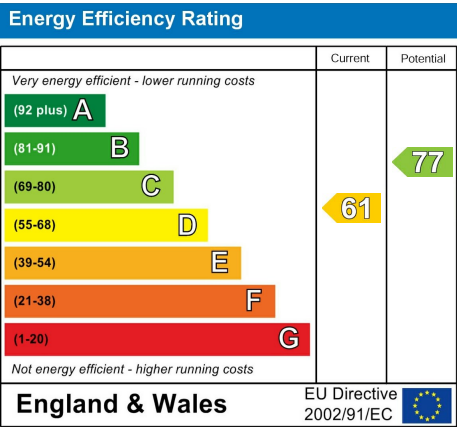
- 3 Bedroom, Semi-Detached Family Home
- Excellent Opportunity To Improve & Add Value
- Good Size Accommodation Plus Basement
- Patio, Garden & Lawn Areas
- Rawtenstall Centre Within Easy Reach
- NO CHAIN DELAY
- Viewing Essential - By Appointment Only
- Sunset View, Springhill, Rawtenstall, Rossendale

Sunset View, Springhill, Rossendale, BB4 7SP

£225,000
 Offers Over

Sunset View, Springhill, Rossendale, BB4 7SP

*** NEW *** - 3 BEDROOM SEMI-DETACHED HOME WITHIN EASY REACH OF RAWTENSTALL CENTRE, GREAT OPPORTUNITY TO IMPROVE & ADD VALUE - Tucked-Away But Convenient Setting, Good Size Accommodation, Gardens & Basement, Short Walk To Marl Pits - NO CHAIN DELAY - Viewing Essential, Contact 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.

Sunset View, Springhill, Higher Cloughfold, Rawtenstall, Rossendale is a 3 bedroom, semi-detached family home which offers good size living accommodation and great scope to modernise and add further value. Enjoying a position which is comparatively tucked-away, yet with easy reach of Rawtenstall centre and just a short walk to Marl Pits, this home is an excellent opportunity to improvement and also has the further benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Entrance / Utility Room, Hallway Lounge, Kitchen . Dining Room, Pantry, Inner Hall / Stairwell / Study. First floor Landing / Study Area off to Bedrooms 1-3, Bathroom and separate WC. To the Basement level is a usefully sized Basement Room too. Externally, this property has a lawn, good size planted garden area and a paved patio too. Although the property doesn't come with designated parking provision, this is readily available nearby.

Set within hamlet-style surroundings and amongst a small number of other similar properties in the Cloughold Conservation Area, this home is conveniently positioned within easy reach of Rawtenstall centre, perfect for a wide range of local amenities. While enjoying the feel of being comparatively tucked away, the property is also within moments of open space and sports / leisure facilities at Marl Pits. Transport links are nearby too, with motorway and express bus services easily reached, while shopping, dining, entertainment and healthcare are all easily accessible.

Entrance / Utility 8'11" x 13'0"

Hall

Hallway 20'5" x 4'6"

Lounge 17'0" x 13'11"

Inner Hall 3'9" x 8'11"

Pantry 3'1" x 4'1"

Kitchen/Dining Room 18'4" x 9'9"

Inner Stairwell / Study 11'4" x 8'11"

Landing / Study 18'2" x 6'5"

Bedroom 1 17'5" x 10'6"

Bedroom 2 17'5" x 7'11"

Bedroom 3 9'4" x 7'11"

Bathroom 5'6" x 10'0"

WC 2'10" x 6'10"

Front Patio

Front Garden

Basement Room 18'11" x 11'5"

Agents Notes

Disclaimer

