



Farrow & Farrow

ESTATE & LETTING AGENTS



- Burnley Road East, Waterfoot, Rossendale
- Superb 1st Floor 1 Bed Apartment
- Recently Renovated Throughout
- Open Plan Kitchen / Dining / Living
- Close To Amenities / Schools
- Commuter Routes & Bus Stops Close By
- **VIEWING HIGHLY RECOMMENDED - By Appointment Only**
- Contact Us To View - Subject To Occupying Usage

Flat 1, 245, Burnley Road East, Rossendale, BB4 9HU

£800 PCM
PCM

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*** NOW UNDER APPLICATION *** - Superb, 1 Bedroom First Floor Apartment, Rent Figure Includes Water, Generous Living Space, Recently Converted with Modern Finishes Throughout, Convenient Position - ALL ENQUIRIES VIA THE EMAIL AGENT BUTTON ONLY PLEASE



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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 accepted. 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.

Burnley Road East, Waterfoot, Rossendale is a 1 bedroom, first floor apartment, perfectly presented with excellent modern finishes throughout. With generous living space, the property offers recently converted accommodation which is conveniently located and AVAILABLE NOW. Please note that the rent figure for this property includes the water bill, subject to fair usage. ALL ENQUIRIES PLEASE USE THE "EMAIL AGENT" BUTTON.

Internally, this property briefly comprises: First floor Entrance Hallway, Open Plan Living / Dining / Kitchen, Store, Bedroom 1, Bathroom.

Situated on Burnley Road East and with outlooks to 3 sides from its first floor position, the property is close to other local amenities and is well situated for links to commuter / bus / main road connections throughout the Valley and beyond.

Hall

Open Plan Living / Dining / Kitchen 27'5" x 28'10"

Bedroom 1 9'7" x 9'0"

Bathroom 9'3" x 8'10"

Store

Agents Notes Rental

Disclaimer

