



Farrow & Farrow

ESTATE & LETTING AGENTS



- Booth Crescent, Waterfoot, Rossendale
- 2 Bedroom, Semi-Detached Home
- Feature Logburner, Modern Kitchen & Bathroom
- Large Rear Patio and Garden
- Front Garden & Off Road Driveway Parking
- Ideally Located For Popular Local Amenities
- VIEWING RECOMMENDED - By Appointment
- *** CONTACT US NOW TO VIEW ***

92, Booth Crescent, Rossendale, BB4 9BT

£170,000
Offers Over

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*** NEW *** - WELL PRESENTED 2 BEDROOM SEMI-DETACHED HOME, MODERN KITCHEN & BATHROOM, LOGBURNER, GREAT SIZE REAR GARDEN, OFF ROAD PARKING - Gardens Front & Rear, Spacious Lounge & Kitchen, Convenient Location For Waterfoot Primary School & BRGS - CONTACT US NOW TO VIEW!!!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 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.

Booth Crescent, Waterfoot, Rossendale is a 2 bedroom, semi-detached property which is well presented throughout. With a spacious Lounge that has a feature logburner and modern Kitchen this property also offers 2 good bedrooms and a lovely Bathroom too. In addition to the good size low maintenance rear patio and garden areas, the property also offers a front garden and off road driveway parking too. This is an ideal property for which VIEWING IS RECOMMENDED and available by appointment - CONTACT US KNOW TO VIEW.

Internally, the property briefly comprises: Entrance Hall, Lounge, Kitchen / Dining Room, first floor Landing with doors off to Bedrooms 1 & 2 and the Family Bathroom. Externally, to the rear is a generous garden with low-maintenance patio and further garden areas while to the front, is a further gravelled garden and off road paved driveway parking too.

Located within easy reach of local amenities in Waterfoot village centre, this property is also within walking distance of both Waterfoot Primary School and Bacup & Rawtenstall Grammar School. Being the end one of four, this property enjoys a preferred and good size plot, with attractive outlook to the rear. Offering an ideal combination of accessibility for motorway and destinations throughout Rossendale, this property is an ideal home for a young or growing family, or couples too. Open countryside is nearby and both commuter and public transport routes are easily reached.

Lounge 11'11" x 15'5"

Kitchen/Dining Room 8'6" x 15'5"

Landing

Bedroom 1 10'11" x 15'5"

Bedroom 2 9'7" x 8'11"

Bathroom 6'3" x 5'9"

Front Driveway

Front Garden

Rear Patio

Lower Patio and Garden

Agents Notes

Disclaimer

