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**Farrow & Farrow**  
ESTATE & LETTING AGENTS



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- Cowpe Rod, Cowpe, Rossendale
- 3 Bedroom, Refurbished Semi-Detached Family Home
- New Kitchen / Bathroom / Carpets / Décor
- Detached Garage & Off Road Driveway Parking
- Landscaped Rear Garden
- Excellent Presentation Throughout
- \*\*\* NO CHAIN DELAY \*\*\*
- Viewing Highly Recommended - Contact Us Now To View

**Bonny Rigg, Cowpe Road, Rossendale, BB4 7DQ**

**£300,000**  
Offers Over

Bonny Rigg, Cowpe Road, Rossendale, BB4 7DQ

\*\*\* NEW \*\*\* - REFURBISHED 3 BEDROOM SEMI-DETACHED FAMILY HOME, DETACHED GARAGE, LANDSCAPED REAR GARDEN, OFF ROAD DRIVEWAY PARKING - Sought After Setting, Attractive Outlooks Front & Rear, Excellent Modern Décor, Well Presented Throughout - \*\*\* NO CHAIN DELAY \*\*\* - Contact Us Now 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>                            |                            |           |
| (55-68) <b>D</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<br>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.

Cowpe Road, Cowpe, Rossendale is a newly refurbished, 3 bedroom semi-detached family home, situated in a sought after setting with attractive outlooks too. Well presented throughout, the property offers good size accommodation and has benefited from a new Kitchen, new Bathroom, new carpets and décor throughout too. Ideal for modern family living, this property also offers both a Detached Garage and off road Driveway Parking too, while the landscaped Rear Garden is the icing on the cake. This property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY and viewing here is most definitely highly recommended. Contact Us Now To View!!!

Internally, this property briefly comprises: Entrance Hall with Under Stairs Store, Lounge, Dining Kitchen, first floor Landing off to Bedrooms 1-3 and Family Bathroom. Externally, in addition to the Detached Garage, there is Off Road Driveway Parking too, while the landscaped Rear Garden is a good size and there are attractive outlooks both front and rear.

Positioned within the sought after setting of Cowpe, this property offers good access to local amenities in Waterfoot centre and a few minutes further away in Rawtenstall itself. Public transport and commuter links are easily reached, with a wide range of facilities on offer throughout Rossendale and beautiful open countryside almost on the doorstep.

Hall 12'10" x 6'8"

Store 5'11" x 2'4"

Lounge 12'10" x 12'4"

Kitchen/Dining Room 12'6" x 19'4"

Landing 7'3" x 8'0"

Bedroom 1 12'7" x 10'11"

Bedroom 2 8'3" x 11'0"

Bedroom 3 8'0" x 9'9"

Family Bathroom 9'6" x 8'8"

Detached Garage 18'8" x 9'3"

Front Driveway

Rear Patio

Rear Garden

Agents Notes

Disclaimer

