



Farrow & Farrow

ESTATE & LETTING AGENTS



- Top Barn Lane, Newchurch, Rossendale
- 2 Bedroom, End Quasi-Semi-Detached
- STUNNING Rear Garden
- Ample Front Driveway
- 2 Double Bedrooms & 2 Bathrooms
- Downstairs Shower Room
- Additional Side Utility Area
- A Gardener's Dream Home!!!
- VIEWING HIGHLY RECOMMENDED
- Contact Us Now To View

31, Top Barn Lane, Rossendale, BB4 7UF

£170,000

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*** NEW *** - A COMPLETE GARDENER'S DREAM! SPACIOUS END QUASI-SEMI WITH GREAT GROUNDS, 2 DOUBLE BEDROOMS & 2 BATHROOMS - Ample Driveway Parking, Additional Side Utility Area, Downstairs Shower Room, Preferred Position, Locally Sought After - CALL US TODAY!!!



Top Barn Lane, Newchurch, Rossendale is a spacious end quasi semi-detached home, with 2 double bedrooms and 2 bathrooms, (including a downstairs shower room). Offering really outstanding grounds, this property has a wonderful rear garden that is truly a gardener's dream. To the front of the property is also an ample driveway providing off road parking, while the additional side utility area offers useful extra space too. Both bedrooms are a good size and this whole property really provides a wonderful opportunity for those looking to make the most of the range of features available.

Internally, the property briefly comprises: Entrance Hall, Lounge, Kitchen / Dining Room, Utility Room & Downstairs Shower Room. Off the first floor Landing are Bedrooms 1 & 2 and the Bathroom. Externally, to the front of the property is a good size driveway providing ample off road parking, while to the rear, the star of the show and completing the picture with this feature-rich property is the superb rear garden which really must be viewed!

Situated in a popular residential area, this property is within walking distance of BRGS and Waterfoot village centre, as well as Waterfoot Primary and Fearn's High Schools. Marl Pits sports & leisure facilities are close by and through-valley routes for commuters and via public transport are easily accessible.

* Preferred End Position * 2 Good Double Bedrooms * STUNNING REAR GARDEN * Ample Front Driveway Parking

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 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.

Hall 4'6" x 5'9"

Lounge 15'0" x 11'10"

Kitchen/Breakfast Room 14'11" x 13'0"

Utility 15'0" x 5'7"

Shower Room 7'9" x 2'9"

Landing

Bedroom 1 14'11" x 11'11"

Bedroom 2 9'11" x 13'2"

Bathroom 7'6" x 4'8"

Front Driveway

Rear Veranda

Rear Garden

Agents Notes

Disclaimer

